

CASE NO.

451

NORTHERN DISTRICT

PORTION of RANCHO de NAPA GRANT

THOMAS R. DAVIES

CLAIMANT

LAND CASE 451 ND pgs. 271

FEB 5 1963

p. 541.

No. 451 4 1 1

U. S. District Court,
DISTRICT OF CALIFORNIA.

In re petition of 451

Thomas R. Davis

vs.

for Confirmation to him
of patent of Ranch de Napa
IN ADMIRALTY.

PAPERS IN THE CASE.

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No. 451 (p. 541)

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

3 To the Honorable
4 Ogden Hoffman
5 Judge of said Court.

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7 Now comes ~~Thomas R. Davies~~ and
8 presents his petition and claim for
9 certain lands situate in the County
10 of Napa, State of California, the same
11 being a portion of that tract of land
12 commonly known as the Rancho de Napa
13 which petition and claim is made by
14 authority of an Act of Congress ap-
15 proved June 20th 1884, entitled "An
16 Act authorizing claimants to the
17 Rancho de Napa in Napa County,
18 California to prove up their title", of
19 which act a true copy is herewith
20 annexed marked "Exhibit A" and made
21 a part of this petition.

22 That in accordance with said act, your
23 petitioner respectfully represents:

24 That on the 21st day
25 of September, A.D. 1838 Juan B.
26 Alvarado, then Political Chief of Upper
27 California, granted to one Salvador
28

PAGE

1 Vallejo a tract of land known as
2 "Napa" which tract of land is situated
3 in the County of Napa, State of
4 California, and is the same tract
5 of land named in the said Act of
6 Congress as the "Rancho de Napa."

7 That said grant was presented
8 to the Departmental Assembly of
9 Upper California, and was by that
10 body duly and legally approved on
11 the 23^d day of September, 1838.

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

16 That the tract of land
17 thus granted to said Vallejo was never
18 presented as an entirety to the Board
19 of Land Commissioners created by
20 Act of Congress of date March 3^d
21 1851 for confirmation, although por-
22 tions of said land were presented to
23 said Board in accordance with the
24 requirements of said last named Act;
25 and the portions and parcels thereof
26 thus presented were finally confirmed
27 thereunder.

28 That the exterior boundaries

1 of said Rancho were finally
2 surveyed in October, 1858, by
3 B. B. Tracy, United States Deputy
4 Surveyor, and the survey thereof
5 finally approved by the proper
6 authorities. That said Rancho was by
7 said survey segregated from the
8 public domain and the boundaries
9 thereof thus established conformed
10 to the boundaries of said Rancho as
11 defined in the original title of
12 Salvador Vallejo.

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

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

21 "Commencing at a
22 large dead oak standing on the right
23 bank of Arroyo Napa established
24 by the Mexican authorities at the
25 time of giving judicial possession
26 as one of the corners of said Rancho,
27 thence \angle variation 16° East \searrow South $22\frac{1}{2}^{\circ}$
28 West along the division line between

1 the Rancho de Napa and the Rancho
2 Entre Napa 302⁶¹ chains to the center
3 of Barneros Creek, the center of said
4 creek at said point being the com-
5 mon corner of said Rancho de Napa
6 and the Rancho Entre Napa; thence up
7 the center of said Creek following
8 its meanderings to a stake marked
9 "N. No. 3" in a mound of stones
10 which stake is set where the old
11 trail from Napa to Sonoma crossed
12 said Creek at the upper crossing;
13 thence N. 14 $\frac{1}{2}$ ° E. 427 chains to the
14 S.W. corner of the Baynmo's Rancho;
15 thence N. 45 $\frac{1}{4}$ ° E. 140 chains to the
16 center of Napa River; thence down
17 the center of Napa River following
18 its meanderings to the junction of
19 Napa River with the Arroya Napa,
20 thence up the center of the Arroya
21 Napa following its meanderings to
22 the place of beginning."

23 That again petitioner is
24 the claimant and owner of the fol-
25 lowing described portion of said
26 Rancho:

27 First tract: Beginning at a white oak tree at the head of
28 a dry branch leading into Napa Creek, said tree being 2 feet

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1 in diameter and marked with three notches on sides. Thence S. 73° E. 1.50
2 chains to the corner of a fence formerly of G. F. Reeves. Thence S. 70° W. 27 $\frac{70}{1000}$
3 chains along the line of said Reeves fence to the S.W. corner of said Reeves and land
4 formerly of S. Wing. Thence N. 68° W. 39 chains to a post in the angle of a fence.
5 Thence N. $24^{\circ} 52'$ E. 53° chains to a post in the middle of said dry branch from
6 which a white oak $2\frac{1}{2}$ feet in diameter bears S. $16\frac{1}{2}^{\circ}$ W. 0.84 links distant and thence following
7 the middle of said dry branch southerly to the place of beginning containing $98\frac{4}{100}$ acres.

Second Tract:

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Beginning at a point in the center of the bounty road from which a live oak 5 inches in
diameter bears S. $13\frac{1}{2}^{\circ}$ E. 8 links distant and a madrone 12 inches in diameter bears S. $30\frac{1}{2}^{\circ}$ W.
84 links distant. Thence S. 74 links to the center of the branch. Thence up the branch to the
crossing of the bounty road. Thence down the center of the bounty road N. $44\frac{1}{2}^{\circ}$ E. 3.06 chains S
11 $68\frac{1}{4}^{\circ}$ E. 5 chains S. $84\frac{3}{4}^{\circ}$ E. 5.46 chains S. $73\frac{1}{2}^{\circ}$ E. 5.06 chains N. $72\frac{1}{2}^{\circ}$ E. 6.22 chains S. $54\frac{3}{4}^{\circ}$ E. 4.68 chains N. $80\frac{1}{4}^{\circ}$
12 E. 1.83 chains to the place of beginning containing $3\frac{11}{100}$ acres, being a portion of the land purchased by
13 Wm Henry Chapman of S.P. and D.W. Kirkham.

Third Tract:

Beginning at a post set in the center of a dry branch or ravine from which a white oak 30 inches in
16 diameter bears S. $16\frac{1}{2}^{\circ}$ W. 84 links distant said post being set in the Easterly line of a tract of land conveyed by
17 Ralph Ellis Sheriff of Napa Co. to Robt Branch by deed dated 14th Jan'y 1868 running thence N. $24^{\circ} 52'$ E. on said line
18 to the center of the West branch of Napa Creek, thence up the center of said Western branch to the mouth of said ^{dry}
19 branch or ravine, thence up the center of said dry branch or ravine to the place of beginning, containing $17\frac{27}{100}$
20 acres a little more or less, the distance from said point of beginning to the center of said Western branch
21 of Napa Creek being 12 chains a little more or less

Fourth Tract:

Beginning at a point in Napa Creek where the upper line of land deeded by J. D. Thompson to R. D. Thompson
23 on the second day of Nov. 1870 corners in the center of said creek and running thence up said Creek to the lands of B. Deaman
24 Thence S. $24\frac{1}{2}^{\circ}$ W. along the boundary of said Deaman's land to the lands of said D. E. Thompson, thence following the line between
25 the lands of D. E. Thompson and those of J. D. Thompson to the S.W. corner of lands of M. Jensen. Thence N. $7\frac{1}{2}^{\circ}$ E. 11.50 chains to
26 a stake from which a forked live oak tree 10 inches in diameter bears S. $23\frac{1}{2}^{\circ}$ E. 92 links distant, thence N. 71° E. 8.50 chains
27 Thence N. 73° E. 15.40 chains Thence N. $57\frac{3}{4}^{\circ}$ E. 3.70 chs. Thence N. $73\frac{1}{2}^{\circ}$ E. 44.5 chains. Thence N. $46\frac{1}{2}^{\circ}$ E. 8.50 chs. to a meander post from
28 which a live oak tree 12 inches in diameter bears N. $18\frac{1}{2}^{\circ}$ W. 113 ^{distance} links } 10 chains to the center of said Napa
Creek thence up the center of said creek to the place of beginning and containing
 $146\frac{25}{100}$ acres of land.

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1 That said lands are in-
2 cluded within the exterior boundaries
3 of said "Rancho de Napa".

4 That your petitioner
5 derains, ^{title} to said lands last above
6 described through the original
7 Mexican grantee, the said Salvador
8 Vallejo.

9 That "Exhibit B" hereto
10 annexed and made a part of this
11 petition exhibits the derainment of
12 title from said Salvador Vallejo
13 to petitioner.

14 That the deeds set
15 forth in said derainment of title
16 are of record in the Recorder's Office
17 of said Napa County and are sufficient
18 in form and legal effect to and do
19 vest in the petitioner the title of
20 said Vallejo to that portion of said
21 Rancho now in petitioner's possession.

22 That neither the claim
23 of petitioner nor that of his predecess-
24 ors in title to that portion of said
25 Rancho now in his possession has
26 ever been passed upon by proper
27 authority.

28 That the claim of the

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1 original granted to said lands was
2 good and valid under the Mexican
3 laws relating to such cases.

4 That there is not now
5 nor has there ever been any valid
6 adverse claim to said land which
7 petitioner claims or any part thereof
8 existing under the preëmption,
9 homestead or other laws of the
10 United States.

11 That there is not now
12 nor has there ever been any person
13 or persons having or holding any
14 portion of said lands under valid
15 claims under the preëmption or
16 homestead or other laws of the
17 United States.

18 That there are no
19 persons entitled to receive releases
20 from this claimant to any portion
21 of said lands in his possession as
22 provided by said Act of June 20th
23 1884.

24 That petitioner is in
25 the sole and exclusive possession
26 of the lands to which he seeks for
27 a confirmation of his title and he
28 and his predecessors in title have

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1 been in such sole and exclusive
2 possession since the year 1844.

3 Wherefore your petitioner
4 prays for a decree of this Honorable
5 Court confirming the claim of
6 petitioner to the lands herein peti-
7 tioned for and for such other general
8 and special relief as may be meet
9 in the premises and your petitioner
10 will ever pray.

11 Dated San Francisco, Cal.,

12 June 19th 1885

11 Esteo & Wilson
12 Attorneys for Petitioner

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1 State of California } In the United
2 States District Court,
3 in and for the
4 District of California
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7 Thomas R. Davies, being duly sworn
8 deposes and says that he is the
9 petitioner in the foregoing petition;
10 that he has read the same and knows
11 the contents thereof; that the same
12 is true of his own knowledge except
13 as to those matters stated on his
14 information and belief and as to
15 those matters he believes it to be
16 true.

17 Subscribed and Sworn } T. R. Davies
18 to before me this 19th
19 day of June, 1885
20 A. D. Grimwood
21 Commissioner U. S. Circuit Court
22 District of California
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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,

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PAGE 11

That the claimants to the lands situated in Napa County, California, known as the Rancho de Napa, who derive title through the original Mexican grantee of said Rancho, and whose claims or those of their predecessors in title have not ^{been} hitherto ~~been~~ 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 afterwards, for examination; and upon the hearing of said case if it shall appear to said Court

PAGE

1 that the claim of the original
2 grantee was good and valid
3 under Mexican laws relating
4 to such cases, and that the claimants
5 are entitled to have such confirmation,
6 the said courts shall by decree
7 confirm said claim; **Provided**, that
8 no lands shall be confirmed to
9 said claimants to which there are
10 any valid claims existing under
11 the preemption, homestead or other
12 laws of the United States, at the
13 date of the passage of this Act;
14 nor shall any decree of confirmation
15 affect any valid adverse right
16 of any other person or persons,
17 or give to the confirmees or any
18 of them any claim upon the
19 United States for compensation
20 for any land such confirmees
21 may lose by preemption, home-
22 -stead or other claims or rights
23 as aforesaid: **Provided further**,
24 that said claimants before
25 filing their claim shall execute
26 releases to any person who may
27 have or hold any portion of
28 said lands under valid claims

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1 under the preemption, homestead
2 or other laws of the United States,
3 at the date of the passage of this
4 Act to the portions of said lands
5 so held respectively; and before
6 rendering a decree of confirmation
7 the said court shall ascertain that
8 said releases have been duly executed.

9 **Section 2.**

10 That the United States
11 and any party in interest are
12 hereby granted the right of appeal
13 to the Supreme court of the
14 United States, within six months
15 next after any decree shall be
16 entered in the manner allowed
17 in other cases of appeal; and the
18 said court in the examination
19 of the claims presented by any
20 person under this Act shall be
21 governed so far as applicable by
22 the provisions of the Act passed
23 March 3rd ^{A. D.} 1851 entitled "An
24 Act to ascertain and settle private
25 land claims in the State of
26 California."

27 **Section 3**

28 The the United States
Surveyor General for California

1 is hereby directed upon the filing
2 in his office by said claimants of a
3 certified copy of a final decree of
4 confirmation under the provisions
5 of this Act, to cause said claim to
6 be surveyed as other claims of like
7 nature are now surveyed under
8 existing laws, and, upon the
9 approval of said survey by the
10 proper authority, a patent shall
11 issue to said claimants in the
12 usual form.

13 Approved June 20th 1884. June 20th 1884

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"A. L. B."

Exhibit "B"

Conveyance of Title

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Salvador Vallejo } Deed dated Dec. 20th, 1851
Bernan^{to} Wahler } Recorded Book B of Deeds
p. 109 Recorder's Office, Napa Co.

Bernan Wahler } Deed dated March 20th, 1852
Otto No. Frank^{to} } Recorded Book B of Deeds p. 160
Recorder's Office, Napa Co.

Otto No. Frank } Deed Sept. 27, 1852.
W. W. Barlow^{to} } Recorded Book B. of Deeds p. 280
Recorder's Office, Napa Co.

W. W. Barlow & Wife } Deed May 2, 1853
Augustus Neeser^{to} } Recorded Book B. of Deeds p. 367
Recorder's Office, Napa Co.

Augustus Neeser } Deed January 25, 1855
Catherine Revalk^{to} } Recorded Book C of Deeds p. 205
Recorder's Office, Napa Co.

Catherine & John Revalk } Deed November 30, 1855
to } Recorded Book C. of Deeds p. 421
Wm Neeser } Recorder's Office, Napa Co.

PAGE 1

1	William Heiser	Deed dated Aug. 31, 1857
2	to	Recorded in Book D of Deeds
3	Jake Wisen	p. 463, Recorder's Office, Napa Co.
4	Herman Wahler	Deed dated Feb. 18, 1852
5	to	Recorded Book B. of Deeds
6	Henry H. Lawrence and	page 131.
7	James N. Edmundston	Recorder's Office, Napa Co.
8		
9	James N. Edmundston	Deed dated Oct. 23, 1852
10	to	Recorded Book B of Deeds p. 293
11	Garrett Swindel	Recorder's Office, Napa Co.
12		
13	Garrett Swindel & Wife	Deed July 13, 1853
14	to	Recorded Book B. of Deeds p. 295
15	Albion G. Turner	Recorder's Office, Napa Co.
16		
17	Albion G. Turner & Wife	Deed Nov. 3, 1853
18	to	Recorded Book C. of Deeds p. 26
19	Mary L. Jack	Recorder's Office, Napa Co.
20		
21	Henry H. Lawrence	Deed dated July 2, 1854
22	to	Recorded Book C. of Deeds p. 28
23	Electa J. Reeve	Recorder's Office, Napa Co.
24		
25	Fredrick Ogden & Wife	2. C. Deed Oct. 15, 1855
26	to	Recorded Book C. of Deeds, p. 351
27	Electa J. Reeve	Recorder's Office, Napa Co.
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1 Geo. F. Revere & Wife Deed, dated Oct 15, 1855
2 to Recorded Book C of Deeds p. 349
3 Mary G. Ogden Recorder's Office Napa Co.
4

5 Frederick Ogden & Wife Deed dated Oct. 27, 1855
6 to Recorded Book C of Deeds p. 354
7 John Wisson Recorder's Office, Napa Co.

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9 John Wisson by Sheriff Deed dated Dec. 13, 1862
10 to Recorded Book H of Deeds p. 37
11 W. N. Amesbury Recorder's Office, Napa Co.
12

13 W. N. Amesbury Deed dated Dec. 23, 1862
14 to Recorded in Book H of Deeds p. 63
15 J. P. & D. W. Kleinhaus Recorder's Office, Napa Co.
16

17 John Wisson by Sheriff Deed dated Feb 7, 1863
18 to Recorded Book H of Deeds p. 72
19 J. P. & D. W. Kleinhaus Recorder's Office, Napa Co.
20

21 John Wisson by Sheriff Deed dated Feb. 7, 1863
22 to Recorded Book H of Deeds p. 74
23 J. P. & D. W. Kleinhaus Recorder's Office, Napa Co.
24

25 J. P. & D. W. Kleinhaus Deed dated Oct. 21, 1865
26 to Recorded Book I of Deeds p. 143
27 D. E. Thompson Recorder's Office, Napa Co.
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1 D. W. Kleinhaus
2 to
3 J. D. Thompson Deed dated Dec. 7, 1867.
Recorded Book K of Deeds p. 269
Recorder's Office Napa Co.

4 Sarah A. Barton, Philip
5 Barton & Peter Kleinhaus Power of Attorney
6 {The heirs of J. P. Kleinhaus} Dated Jan'y 7, 1868.
7 to Recorded in Book A.
8 L. J. Wheeler of Powers of atty p. 170
9 Recorder's Office, Napa Co.

10 Philip Barton, Sarah Barton Deed dated Feb. 6, 1868
11 Elizabeth Kleinhaus, D. W. Recorded in Book K
12 Kleinhaus & Peter Kleinhaus of Deeds p. 360
13 to Recorder's Office
14 J. D. Thompson County of Napa.

15 John D. Thompson Deed dated Nov. 2, 1870
16 to Recorded in Book N. of Deeds p. 189
17 D. E. Thompson Recorder's Office Napa Co.

18 Philip Barton, Sarah Barton, Deed dated Feb'y
19 Peter & D. W. Kleinhaus, 14th, 1868.
20 Elizabeth Kleinhaus Recorded in Book L.
21 to of Deeds p. 108
22 W. H. Chapman Recorder's Office, Napa Co.

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1 W. H. Chapman Deed dated March 30, 1869
 2 to Recorded Book L. of Deeds p. 352
 3 D. E. Thompson Recorder's Office, Napa Co.
 4
 5 W. W. Barlow Deed dated May 2, 1853
 6 to Recorded Book B. of Deeds p. 374, 378
 7 Thomas G. Spear Recorder's Office, Napa Co.
 8
 9 Thomas G. Spear Deed dated Sept. 19, 1855,
 10 to Recorded Book C. of Deeds p. 307
 11 J. Evans Brown Recorder's Office, Napa Co.
 12
 13 John Doe by Sheriff Deed dated Feb. 2nd 1863
 14 to Recorded Book H of Deeds p. 69
 15 Edw^d Catterill Recorder's Office, Napa Co.
 16
 17 Edw^d Catterill by Adms. Deed dated July 16, 1867
 18 to Recorded Book K of Deeds p. 95
 19 Bradford Seaman Recorder's Office, Napa Co.
 20
 21 J. E. Brown by Sheriff Deed dated Jan'y 14, 1868
 22 to Recorded Book K of Deeds p. 295
 23 Robert Branch Recorder's Office, Napa Co.
 24
 25 B. Seaman ^{and} R. Crouch Deed dated Feb. 28, 1870
 26 to Recorded Book N of Deeds p. 22
 27 D. E. Thompson Recorder's Office, Napa Co.
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1 D. E. Thompson deed dated Jan'y, 18, 1876
2 to Recorded Book X of deeds p. 310
3 John D. Thompson Recorder's Office, Napa, C.

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5 John D. Thompson deed dated March 27, 1879
6 to Recorded Book 27 of deeds
7 J. R. Davies p. 48, Recorder's Office, Napa, C.

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No. 451
United States District Court
District of California

In the Matter of the
Petition of
Thomas R. Davies
for confirmation to him of
Portion of Rancho de Napa

Filed June 19 '1885
Southard H. of Beau
Clerk
By Wm D. Grimwood
Deputy Clerk

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ESTEE & WILSON
Attorneys at Law
419 California Street
San Francisco, Cal.
Attorneys for Petitioner

1 In the District Court of the United
2 States, District of California.

3
4 In the Matter of the Petition

5 of
6 Thomas R. Davies

7 for confirmation of a
8 portion of Rancho de Napa

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10 Now comes the United States
11 by S. G. Hilborn its attorney and
12 answers the petition of Thomas R.
13 Davies on file herein and for
14 answer thereto denies generally
15 and specifically each and every
16 allegation in said petition
17 contained.

18 S. G. Hilborn
19 United States Attorney

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No. 451.

United States District Court

DISTRICT OF CALIFORNIA.

In the Matter of the Petition
of Thomas R. Davies
Plaintiff

vs.
for confirmation of portion of
Rancho de Napa
Defendant

Answer and Opposition
of United States

Filed July 7th 1883
Louisard Hoffman Clerk
By P. D. Grimwood
Deputy Clerk

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S. G. HILBORN,
UNITED STATES ATTORNEY
For the District of California.

Service of within
thereof admitted, this day of
and receipt of a copy
188

Attorney for

Deed

Salvador Valleys to Herman Wohler.
Filed for record December 20th A.D. 1851
at 10 o'clock A.M.

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This Indenture made this Twentieth day of
of December A.D. 1851. Between Salvador Valleys
of the County of Napa & State of California of
the first part, and Herman Wohler of the
City and County of San Francisco in said
State of the second part, Witnesseth, That
the party of the first part, in consideration
of the sum of ten thousand, three hundred
dollars, to him in hand paid, the receipt
whereof is hereby acknowledged, hath granted
bargained, sold & conveyed & by these presents
doth grant, bargain, sell and convey unto
the said party of the second part his heirs
and assigns, all his right title & interest
in & to all the land belonging to the Rancho
de Napa, or all the land appertaining to
the Rancho of that name, granted to
the said party of the first part by the
Mexican Government, which has not
been before the date of this instrument
sold & conveyed by the said party of the
first part by deeds which have been here-
before duly recorded in the office of the

Recorder of the County of Napa;

To have & to hold all of the above described lands without reservation unto the said party of the second part, with the appurtenances thereunto belonging & to his heirs & assigns forever, & to his & their sole & only benefit & behoof.

In Witness Whereof the said party of the first part hath herewith put his hand & seal the day and year first above written.

Signed Sealed & Delivered } Salvador Vallej's L.S.
in presence of }
J. M. Edmondston }
E. W. McKinstry }

State of California } ss.
County of Napa } On this the Twentieth
day of December
A.D. one thousand eight hundred & fifty &
one personally appeared before me
the undersigned Recorder in & for the
County aforesaid, Salvador Vallej
known to me to be the person described
in & who executed the foregoing instru-
ment who acknowledged to me that he
executed the same freely & voluntarily
& for the uses & purposes therein mentioned.

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In Witness Whereof I have herewith
set my hand & seal of office at Napa
city this the day & year in this
certificate first above written.

L. S. A. H. Lawrence Recorder
 by M. Edmundston Dep. Rec.

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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 109 as the same appears
of record in my office.

WITNESS my hand and official seal this..... day

of June A. D. 1885

Henry Brown County Recorder.

By Deputy.





N.S. Dist. Ct. Cal. n.d.
L.C. no. 451. n.d.
plffs vs. def. no.!

1887 4th
Filed Sept. 22nd 1888
Amherst Hoffman
Clerk

Deed

Herman Wohler to Otto H. Franck.

Filed for Record April 22nd A.D. 1852.
at 2 O'clock P.M.

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This Indenture Made this the twentieth day of March A.D. 1852. Between Herman Wohler of the City and County of San Francisco and State of California of the first part and Otto H. Franck of the City and State aforesaid of the second part Witnesseth, that the party of the first part in consideration of the sum of Nine thousand five hundred ^{dollars} to him in hand paid the receipt whereof is hereby acknowledged, hath granted, bargained, sold and conveyed, and by these presents doth grant, bargain, sell and convey, unto the said party of the second part, his heirs and assigns all his right, title and interest in and to all the lands belonging to the Rancho de Napa, or all the lands appertaining to the Rancho of that name, granted to Don Salvador Vallejo by the Mexican Government, which has not been before the date of this instrument sold and conveyed by the said Don Salvador Vallejo, or the said Herman Wohler by deeds which have been heretofore duly recorded in the office of the Recorder of the County of Napa.

To have and to hold all of the above described lands without reservation unto the said party of the second part with the appurtenances therunto belonging and to his heirs and assigns forever, and to his and their sole and only benefit and behoof.

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In Witness Whereof the said party of the first part, hath herunto put his hand and seal the day and year first above written.
Signed Sealed & Delivered } Herman Wohler L.S.
in presence of }
G.W. Ten Broeck }

United States of America.
State of California } ss.
City and County of San Francisco }

On this the twenty third day of March in the year of our Lord one thousand eight hundred & fifty two personally appeared & presented himself before me Emil Junge as Notary Public in and for the County of San Francisco duly commissioned and sworn according to Law Herman Wohler known to me to be the person described in and who executed the foregoing document and who acknowledged to me that he executed the same freely & voluntarily for the uses and

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purposes therein mentioned.

In Witness Whereof I have hereto
set my hand and affixed my seal of
office.

(L.S.)

Emil Junge
Notary Public.

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 160 as the same appears
of record in my office.

WITNESS my hand and official seal this..... day

of June A. D. 1885



Henry Brown County Recorder.

By Deputy.

Lined area for additional text or notes.

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N.S. Dist. Ct. Dist. Cal
L.C. 451
peff no. 11

Filed ~~Sept. 27~~ 4th 1885

Amos Hoffman
Clerk

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Deed

O. H. Frank To W. W. Barlow.

"

This Indenture Made this Twenty seventh day of September in the year of our Lord One thousand Eight hundred and fifty between O. H. Frank of the County of San Francisco State of California of the first part and W. W. Barlow of the County of Napa State aforesaid Witnesseth; That the said party of the first part for and in consideration of the sum of nine hundred and twenty six dollars and twenty five cents Lawful money of the United States to him in hand paid by the said party of the second part at or before the sealing of these presents the receipt whereof is hereby acknowledged and the said party of the second part his heirs and assigns forever released and discharged from the same, The said party of the first part by these presents hath granted, bargained, sold and quit claimed and by these presents does grant bargain sell and quit claim unto the said party of the second part his heirs and assigns forever, all his right, title, and interest to that certain piece or parcel

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of land, lying and being in the County of
Napa State aforesaid bounded and designated
as follows to wit: Commencing at a Madrone
Tree marked by the letter B, which tree
is on the left bank of a small ~~xxxxx~~ branch
known as the west branch of Napa Creek which
tree is the same tree mentioned in a deed
of conveyance from Salvador Valleys to
John E. Brown as the starting point of the
Northern line of the land sold by said Valleys
to Brown by said deed, and running from
thence North Eighty one degrees fifty minutes
East ($81^{\circ}50'$) ten chains sixty eight links
(10-68) to a stake, Thence North forty five
degrees six minutes West ($45^{\circ}6'$) ninety chains
and sixty six links (90-66) to an oak tree
marked E, on the border of a small
spring branch close to where the road
leading to Hardmans Saw Mill passes,
From thence South forty nine degrees
twenty eight minutes West ($49^{\circ}28'$) sixty
two chains and forty links (62-40) to a
Large Laurel forming the North Eastern
corner of the land conveyed this day to
Smith and Sackett from thence with said
Smith & Sacketts Eastern line, South twenty
eight degrees fifty six minutes East ($28^{\circ}56'$)
ninety six chains and ninety one links

(96-91) to a stake from thence South ority
degrees twenty seven minutes East (60 27)
thirty eight chains and thirty nine links
(38-39) to Lawrence and Edmondsons
South western corner from thence along
said Lawrence and Edmon-stons western
line North Eight degrees fifty six minutes
West (80-56') seventy nine chains and seventy
four links (79-74) to said Lawrence and
Edmonstons North Western corner on the
bank of said western branch of Napa
creek at a Madrone tree Marked L
on one side and F' on the other, from
thence following the meanders of said
creek and in the center thereof to the
place of beginning containing seven
hundred and eighty one acres according
to the Certificate of Survey made by
E. A. d. Nemecout County Surveyor of
Napa County and dated this day. To have
and to hold all the right, title, claim,
interest and Estate of the said party
of the first part in and to the said tract
of land, Together with all the privileges
and appurtenances thereto belonging
or in any ways appertaining, unto the
said party of the first part his heirs
~~and~~ or assigns forever.

In Testimony Whereof I have hereunto
set my hand and seal in the City of
San Francisco State aforesaid the day
month and year above mentioned
Signed in presence of } O. H. Frank
Cha' Winter, Lewis Gibson }

State of California }
County of San Francisco } On this 7th day
of September

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A.D. 1852 before me G. W. Beckh a
Notary Public duly commissioned and
sworn in and the County and state
aforesaid Personally appeared O. H.
Frank the person described in and
who executed the within instrument and
acknowledged to me that he executed
the same freely and voluntarily for
the uses and purposes therein mentioned

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

G. W. Beckh Notary Public

Recd for Record Decr 10th 1852 at 4 1/2 o'clock
P.M. and recorded at the request of W. W. Barlow

In Testimony Whereof I have hereunto
set my hand and seal in the City of
San Francisco State aforesaid the day
month and year above mentioned
Signed in presence of } C. H. Frank
Cha' Winter, Lewis Gibson }

State of California }
County of San Francisco } On this 7th day
of September

A.D. 1852 before me G.W. Beckh a
Notary Public duly commissioned and
sworn in and the County and state
aforesaid Personally appeared O.H.

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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 280 as the same appears
of record in my office.

*M.S. District - Dist. Cal. No. 1
C.C. 451. n.d.
P. 188 Exh. 3*

WITNESS my hand and official seal this June day
of June A. D. 1885

Henry Brown County Recorder.

By _____ Deputy.

*Noted
Filed Sept 22 1855
Charles H. Brown*

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Deed.

W. W. Barlow & Wife To Augustus Heeser.

This Indenture made the second day of May in the year one thousand eight hundred and fifty three Between W. W. Barlow of Napa County and State of California of the first part and Augustus Heeser of the City of San Francisco and said State of California of the second part of the second part Witnesseth, That the said party of the first part for and in consideration of the sum of Four Hundred and sixty nine & ²⁰/₁₀₀ (\$469²⁰/₁₀₀) dollars lawful money of the United States of America to him in hand paid by the said party of the second party ~~at~~ at or before the sealing and delivery of these presents the receipt whereof is hereby acknowledged has bargained sold, released, remised and conveyed, and by these presents doth bargain, sell, release, remise and convey, unto the said party of the second part, and to his heirs and assigns forever all his right title interest and claim whatsoever, in and to the following described premises viz; Tract Number one (No 1) situated in the County of Napa and

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State of California, Commencing on the Bank of the West branch of Napa Creek at a Madrone tree marked I. and running with the western line of a tract of land belonging to Turner South Seven (7) degrees West seventy nine (79) chains seventy four (74) links to said Turners South corner. Thence North sixty (60) degrees Twenty seven (27) minutes west thirty eight (38) chains, thirty nine (39) links to G. Sacketts Northeastern corner. Thence North Twenty four (24) degrees Fifty two (52) minutes. East seventy three (73) chains Seventy (70) links to the aforementioned creek, Thence following the meanders of said creek and in the center thereof to the place of beginning containing one hundred ninety three and one half acres more or less.

Also Tract Number four (No 4) commencing at an Oak Tree on the border of a small spring branch in said Napa County near where the road leading to Harmons Saw Mill crosses said branch, and running South Forty nine (49) degrees, and twenty eight (28) minutes West sixty two (62) chains forty (40) links to G. Sacketts North Western corner; Thence with said

Sacketts Northern line, South twenty eight (28) degrees fifteen (15) minutes East twenty eight (28) chains, Forty eight (48) links to the western corner of tract number Three (No 3) Thence with the western lines of said tract North forty nine (49) degrees twenty eight (28) minutes East twenty five (25) chains seventy eight (78) links, Thence North Eighty four (84) degrees east four (4) chains sixty nine (69) links, Thence North sixty seven (67) degrees thirty (30) minutes East nine (9) chains nine (9) links to the western branch of Napa Creek, Thence across said Creek North seventy (70) degrees East nineteen (19) chains Ninety two (92) links to a stake, Thence North sixty nine (69) degrees thirty (30) minutes East sixteen chains to a stake, thence north forty five (45) degrees six (6) minutes West forty five (45) chains ninety one (91) links to the place of beginning containing two hundred twenty seven and one third ($227\frac{1}{3}$) acres more or less.

Together with all and singular the tenements, hereditaments and appurtenances therunto belonging or in anywise appertaining, and the reversion

and reversions remainder and remainders,
rents issues and profits thereof.

To have and to hold all and singular
the above mentioned and described prem-
ises together with the appurtenances
unto the said party of the second part
his heirs and assigns forever.

And the party of the first part doth
covenant that his right title and interest
in the above premises he will ever
Warrant and Defend against all
persons lawfully claiming the same.

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

The words "and twenty^{eight} minutes"
inserted before execution.

Sealed and delivered } W. W. Barlow (L.S.)
in the presence of } Laura C. Barlow (L.S.)
Lewis Peck }
S. P. Dewey }

State of California } ss
County of San Francisco } On this Fourth
day of May A.D.
one thousand eight hundred and fifty three,
before me a Notary Public in and for said

County personally appeared W.W. Barlow known to me to be the person described in and who executed the foregoing conveyance and acknowledged that he executed the same freely and voluntarily for the uses and purposes therein expressed.

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In Testimony Whereof I have subscribed these presents and affixed my official seal the day and year last above written.

L.S.

Squire P Dewey
Notary Public

State of California
Napa County ss.

On this 13th day of May 1853 before me W.W. Culver a Justice of the Peace in and for said County personally appeared W.W. Barlow and Laura his wife known to me to be the persons whose names are subscribed to the foregoing deed as parties thereto and acknowledged that they executed the same freely and voluntarily for the uses and purposes therein expressed. And the said Laura being by me made acquainted with the contents of said deed acknowledged on an examination apart from and without the hearing of her



husband that she executed the same freely
and voluntarily without fear or compul-
sion or undue influence of her husband
and that she does not wish to retract the
execution of the same.

Signed and acknowledged before me this
the day and year last above written.

W. W. Culver.

Justice of the Peace.

Received for Record May 13th A.D. 1853. at
10 o'clock A.M. and recorded at the request
of Augustus Heeser.

Col.
St. Paul
W. S. P. C. H. S. H. H.
p. 111 no.

1854
Filed Jan 22 1880

Amber Hope

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ND

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PAGE

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 367 as the same appears
of record in my office.

WITNESS my hand and official seal this..... day

of June A. D. 1885

Henry Brown County Recorder.

By Deputy.



Handwritten notes:
N. S. P. C. H. S. 19th St. Cal.
- Ct. - 19th St.
N. S. P. C. H. S. 19th St.
p. 111 no.
Book 4
Filed ~~1885~~ 1885
Amherst H. P.
451 ND
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Deed

Augustus Heiser To Catherine Revalk.

This Indenture

Made the twenty fifth day of January
in the year of our Lord one thousand
eight hundred and fifty five Between
Augustus Heiser of the City of San
Francisco and State of California of the
first part and Catherine Revalk wife
of John Revalk of the said City of San Fran-
cisco and State of California of the second
part Witnesseth That the said party of
the first part for and in consideration of
the sum of one thousand dollars lawful
money of the United States of America
to him in hand paid by the said party
of the second part at or before the sealing
and delivery of these presents the receipt
whereof is hereby acknowledged has remise
released and quit claimed and by these
presents does remise release and quit claim
unto the said party of the second part and
to her heirs and assigns forever All his
right title interest and claim whatsoever
in and to the following described premises
Viz. Tract number one (No 1) situated
in the County of Napa and State of California
commencing on the bank of the west branch

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of Napa Creek at a Madrone tree Marked L
and running with the Western line of a
tract of land belonging (in the year 1853)
to Turner; South Seven (7) degrees West
seventy nine (79) chains seventy four (74)
links to said Turners; (then) South corner
thence North Sixty (60) degrees twenty seven
(27) minutes west thirty eight (38) chains
thirty nine (39) links to the place where
G. Sacketts North eastern corner was
in May A.D. 1853 thence North twenty four
(24) degrees fifty two (52) minutes east
seventy three (73) chains Seventy (70) links
to the aforementioned creek thence following
the meanders of said creek and in the
center thereof to the place of beginning
containing one hundred ninety three and
one half acres more or less

Also Tract number four (4) com-
mencing at an oak tree on the border
of a small spring branch in said Napa
County near where the road leading to
Harrison's saw mill crosses said branch
and running South forty nine (49) degrees
and twenty eight (28) minutes west
sixty two (62) chains forty (40) links
to where G. Sacketts North Western
corner was on the 2nd day of May A.D.

1853 thence with said Sacketts (then) Northern
line South twenty eight (28) degrees fifteen
(15) minutes east twenty eight (28) chains
forty eight (48) links to the South
western corner of tract number three
(No 3) thence with the western line of said
tract north forty nine (49) degrees twenty
eight (28) minutes East Twenty five (25)
chains seventy eight (78) links thence
North Eighty four (84) degrees East four
(4) ^{chains} sixty nine (69) links; thence North
sixty seven (67) degrees thirty (30) minutes
East nine (9) chains nine (9) links to
the Western branch of Napa creek thence
across said creek North Seventy (70)
degrees East nineteen (19) chains
ninety two (92) links to a stake
thence North sixty nine (69) degrees
thirty (30) minutes East sixteen (16)
chains to a stake thence North forty five
(45) degrees six ⁽⁶⁾ minutes west forty five
(45) chains ninety one (91) links to the place
of beginning containing two hundred
twenty seven and one third acres more or less

Together with all and singular the ten-
ements hereditaments and appurtenances
thereunto belonging or in anywise
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 of the first part, of
in or to the above described premises and every
part and parcel thereof with the the appurtenances to have and to
hold all and the above mentioned and described premises together
with the appurtenances unto the said party
of the second part and to her 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 } Augustus Heeser (seal)
and delivered }
in the presence }
of Wm P. Jones }

State of California } ss.
County of San Francisco } On this twenty fifth
day of January
AD. one thousand eight hundred and
fifty five before me a Notary Public
in and for said County personally
appeared Augustus Heeser known to
me to be the individual described
in and who executed the foregoing

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conveyance and acknowledged that he executed the same freely and voluntarily for the uses and purposes therein mentioned

In Witness Whereof I have hereunto set my hand and affixed my official Seal in the county aforesaid the day and year first above written.

A.S

Wm P. Jones
Notary Public

Received for Record Feby 7th A.D. 1855 at
10 o'clock A.M. and recorded at the request
of John Revalk

conveyance and acknowledged that he executed the same book and page +

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 *16* of *Deeds* page *205* as the same appears of record in my office.

WITNESS my hand and official seal this.....day

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

Henry Brown County Recorder.

By Deputy.



W.S. Dist. Ct. Dist. Cal.
L.C. 451. n.s.
L. 10/11/85

Filed ~~Sept 22~~ 1885

Arthur Hoffman
Clerk

Deed

Catherine and John Revalk To W^m Heeser
 " "

This Indenture made this Thirtieth day of November in the year of our Lord one thousand eight hundred and fifty five Between Catherine Revalk and John Revalk her husband of the city and county of San Francisco and State of California of the first part and William Heeser of the said city and county of San Francisco and State of California of the second part, Witnesseth, That the said party of the first part for and in consideration of the sum of One thousand dollars lawful money of the United States of America, to them on hand paid, by the said party of the second part, the receipt whereof is hereby acknowledged, have remised, released and quit-claimed and by these presents do remise, release and quit-claim unto the said party of the second part and to his heirs and assigns forever, All their right, title, interest and claim whatsoever in and to the following described premises, viz: Tract number One (No 1) situated in the County of Napa and State of California, Commencing on the bank of the West

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branch of Napa creek at a Madrone tree marked L. and running with the western line of a tract of land belonging (in the year 1853) to Turner South seven (7) degrees West Seventy nine (79) chains, seventy four (74) links to said Turner's (then) South corner, thence North sixty (60) degrees twenty seven (27) minutes West thirty eight (38) chains, thirty nine (39) links to the place where G. Sackett's Northeastern was in May A.D. 1853, thence North twenty four (24) degrees fifty two (52) minutes East, seventy three (73) chains, seventy (70) links to the aforementioned creek, thence following the meanders of said creek and in the center thereof to the place of beginning, containing one hundred ninety three and one half acres more or less.

Also Tract number four (No. 4.) commencing at an oak tree on the border of a small spring branch in said Napa County near where the road leading to Harmon's saw mill crosses said branch, and running South forty nine (49) degrees, and twenty eight (28) minutes West sixty two (62) chains forty (40) links to where G. Sackett's North western corner was in May A.D. 1853, thence with said

Sacketts (then) Northern line South twenty eight (28) degrees fifteen (15) minutes East twenty eight (28) chains forty eight (48) links to the south western corner of tract number three (No 3), thence with the western line of said tract forty nine (49) degrees twenty eight (28) minutes East twenty five (25) seventy eight (78) links, thence North Eighty four (84) degrees, east four (4) chains sixty nine (69) links, thence North sixty seven (67) degrees thirty (30) minutes East nine (9) chains nine (9) links to the western branch of Napa Creek, thence across said Creek north seventy (70) degrees East nineteen (19) chains, ninety two (92) links to a stake, thence north sixty nine (69) degrees, thirty (30) minutes East sixteen (16) chains to a stake, thence north forty five (45) degrees six (6) minutes west forty five (45) chains ninety one (91) links to the place of beginning, containing, two hundred twenty seven and one third acres more or less.

Together with all and singular the tenements, hereditaments and appurtenances therein to 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
whatsorever, as well in law as in equity
of the said parties of the first part, 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 and to his
assigns forever

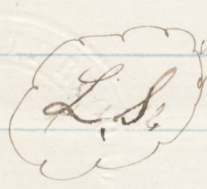
In Witness Whereof, the said parties
of the first part have hereunto set their
hands and seals the day and year
first above written.

signed sealed and delivered } John Revalk (seal)
in the presence of } L Revalk (seal)
A Heiser
Wm Heiser

State of California } ss
County of San Francisco } On this Thirtieth
day of November
1865 personally appeared before me
John Middleton a Notary Public in
and for said County John Revalk &c,

Revalk his wife personally known to me to be the persons described in and who executed the annexed instrument who acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein mentioned

And I further certify that the said Le Revalk is known to me to be the person whose name is subscribed to said instrument as a party thereto and that she was made acquainted with the contents of such instrument and did acknowledge on an examination apart from and without the hearing of her husband, that she executed the same freely and voluntarily without fear or compulsion or undue influence of her husband and that she does not wish to retract the execution of the same.

Witness my hand and official seal the
10th day of year first above written
 John Middleton
Notary Public

Filed for record July 11th A.D. 1856 at 2
o'clock P.M. and recorded at the
request of W^m Heeser

Revalk his wife personally known to me to be the persons described in and who executed the annexed instrument who acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein mentioned

And I further certify that the said Le Revalk is known to me to be the person whose name is subscribed to said instrument as a party thereto and that

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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 C of Deeds page 421 as the same appears of record in my office.

WITNESS my hand and official seal this 17th day

of June A. D. 1885

Henry Brown County Recorder.

By _____ Deputy.



W. Brit. Ct. Dist. Cal.
L.C. 451. n.o.
pett. no. 6.

Nov 4th

Filed Sept 22^d 1885

Richard Hoffman
Clerk

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William Heiser } Know all men by these
 Do } presents that I, William
 John Nixon } Heiser of the State of
 California for and in
 consideration of the sum of one
 thousand dollars to me in hand paid
 by John Nixon of the County of Placer
 and State of California, the receipt
 whereof is hereby acknowledged; have
 bargained sold and conveyed, and by these
 presents do bargain sell and convey unto
 the said John Nixon and to his heirs and
 assigns forever all my right title and
 interest and claim whatsoever in and
 to the following described premises to
 wit: Tract number one (No 1) situated
 in the County of Napa and State of California
 Commencing on the bank of the West
 Branch of Napa Creek at a Madrona
 tree Marked **L**, and running with the
 western line of a tract of land belong-
 ing formerly to Turner South seven
 (7) degrees West seventy nine (79) chains,
 seventy four (74) links to said Turners
 former South corner, thence North sixty
 (60) degrees twenty seven (27) minutes
 West thirty eight (38) chains, thirty nine
 (39) links to G. Sacketts former North

Eastern corner, thence North twenty four
(24) degrees, fifty two (52) minutes East
seventy three (73) chains seventy (70) links
to the aforementioned Creek; thence following
the meanders of said creek and in the
center thereof to the place of beginning;
containing one hundred ninety three
and one half acres more or less.

Together with all and singular the tenements
hereditaments and appurtenances thereunto
belonging. to have and to hold the above
described premises unto the said John
Nixon, his heirs and assigns forever.

In Witness Whereof I, the said William
Kesser have hereunto set my hand and
seal this thirty first day of August
in the year of our Lord one thousand
eight hundred and fifty seven.

Signed, sealed and delivered in the presence
of P. J. Thibault

State of California } ss
City and County of San Francisco }
On this Thirty
first day of August A.D. one thousand
Eight hundred and fifty seven, before me
P. J. Thibault a Notary Public in and

for said city and county, residing therein
duly commissioned and sworn, personally
appeared the within named William
Deeser whose name is subscribed to
the annexed instrument as a party
thereto, personally known to me to be the
individual described in and who executed
the said annexed instrument, and sub-
scribed his name thereto, and he duly
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 at my office in the city and county
of San Francisco the day and year last
above written.

seal

F. J. Thibault
Notary Public

A true copy of an original Recorded at the
request of John Nixon March 15.
1858 at 12 1/2 o'clock P.M.

Robert Lerouch
Recorder

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for said city and county, residing therein
duly commissioned and sworn, person-
ally appeared the within named William
Deeser whose name is subscribed to
the annexed instrument as a party
thereto, personally known to me to be the
individual described in and who executed
the said annexed instrument, and sub-
scribed his name thereto, and he duly
acknowledged to me that he executed

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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 20 of Deeds page 463 as the same appears
of record in my office.

WITNESS my hand and official seal this 17th day

of June A. D. 1885

Henry Brown County Recorder.

By _____ Deputy.



U.S. Dist. Ct. Dist. Cal.
L.C. 451. n.D.
Jeff Edl. 7.

^{1007th}
Filed Sept 22nd 1885

Conrad Hoffman
Cully

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Deed.

Herman Wohler to Henry H. Lawrence
and James N. Edmondston.

Filed for record February 19th A.D. 1852
at 3 o'clock P.M.

"

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Know all men by these presents, That I,
Herman Wohler of the County of San Francisco,
State of California, for and in consideration
of six hundred dollars to me in hand paid
by Henry H. Lawrence and James N. Edmond-
ston both of the County of Napa and State
aforesaid the receipt Whereof I do hereby
acknowledge have granted, bargained, sold and
conveyed and by these presents do grant,
bargain, sell and convey unto the said
Henry H. Lawrence and James N. Edmondston
their heirs and assigns all that certain
lot piece or parcel of land lying and
being situated in the County of Napa
and State aforesaid and bounded and described
as follows, to wit, commencing at a point
on the Arroyo de Napa where a small
gulch intersects said Arroyo, it being
the North West corner of the land here-
before conveyed by Cripps Bristol &
Edmondston to Henry H. Lawrence by
deed bearing date the 19th day of July

A.D. 1851 and Recorded in Book B, pages 31 & 32
Archives of Napa County thence running up the
Arroyo de Napa a distance of Two Hundred
and fifty four rods, thence in a direct line
to the South West corner of said Lawrence's
land, thence down the center of the afore-
mentioned gulch to the place of beginning,
to contain all the land within said bounds
be the same more or less - which said prem-
ises were conveyed to me by Salvador Vally's.

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To have and to hold all and singular
the hereinbefore granted and described
premises with the appurtenances unto the
said Lawrence and Edmondston their heirs
and assigns to their sole use, benefit and
 behoof forever - And I, the said Herman
Wohler for myself, my heirs, executors
and administrators do hereby covenant
and agree to and with the said Henry
H. Lawrence and James N. Edmondston
their heirs, executors administrators and
assigns that I am lawfully seized of the
afore granted premises in fee simple, and
that I have good right to sell and convey
the same in manner aforesaid, and that
I will, and my heirs executors and admin-
istrators shall forever warrant and defend
the same unto the said Henry H. Lawrence

and James N. Edmondston their heirs and assigns against the lawful claims and demands of all persons whomsoever.

In Witness Whereof I have hereunto set my hand and seal this Eighteenth (18) day of February A.D. one thousand eight hundred and fifty two.

Signed Sealed & Delivered } Hermann Wohler (L.S.)
in presence of }
Chas. Jas. Hughes }

State of California
County of San Francisco SS.

On this 18th day of February A.D. 1852 before me a Notary Public in and for said County and State duly commissioned and sworn, personally appeared Hermann Wohler to me known to be the person described in and who executed the foregoing & within instrument, and acknowledged that he executed the same freely and voluntarily & for the uses & purposes therein mentioned.

Witness my hand and Official Seal.

(L.S.)

Chas. Jas. Hughes
Notary Public

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PAGE 67

and James N. Edmondston their heirs and assigns against the lawful claims and demands of all persons whomsoever.

In Witness Whereof I have hereunto set my hand and seal this Eighteenth (18) day of February A.D. one thousand eight hundred and fifty two.

Signed Sealed & Delivered } Herman Wohler (L.S.)
in presence of }
Chas. Jas. Hughes }

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PAGE 68

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 131 as the same appears of record in my office.

WITNESS my hand and official seal this..... day

of June A. D. 1885

Henry Brown County Recorder.

By Deputy.



*N.S. Dist. Ct. Dist. Cal
L.C. 451 N.D.
Peffert #8*

*Door 4th
Filed Sept 22^d 1885*

*Jonathan Hoffman
Clerk*

451 ND
PAGE 69

Deed

James N. Edmondston To Garrett Swindel
 "

Know all men by these presents that I
 James N. Edmondston of the County of Napa and
 State of California, for and in consideration
 of the sum of Eight Hundred Dollars (\$800.00)
 to me in hand paid by Garrett Swindel of
 the County & State aforesaid, the receipt where-
 of I do hereby acknowledge, have granted,
 bargained, sold and conveyed, and by these
 presents do grant, bargain, sell and convey
 unto the said Garrett Swindel his heirs
 and assigns, the one equal undivided half
 of all that certain lot piece or parcel of
 land lying and being situate in the
 County of Napa and State aforesaid
 and bounded and described as follows
 to wit: Commencing at a point on the
 Arroyo de Napa where a small gulch in-
 tersects said Arroyo it being the North
 West corner of the land heretofore con-
 veyed by Leipp's Bristol & Edmondston
 to H. H. Lawrence, by deed bearing date
 the "19th day of July A.D. 1851" and recorded
 in Book "B" pages "31 and 32" Archives
 of Napa County, thence running up
 the Arroyo de Napa, a distance of Two

hundred and fifty four rods, thence in a direct line to the South West corner of said Lawrence's land - thence down the center of the afore mentioned gulch, to the place of beginning, to contain all the land within said bounds be the same more or less.

To have and to hold all and singular the hereinbefore granted and described premises with the appurtenances unto the said Swindel his heirs and assigns forever, to their sole use benefit and behoof, And I the said James N. Edmondston for myself, my heirs Executors and Administrators do hereby covenant and agree to and with the said Barnett Swindel his heirs executors and administrators, to warrant and defend the title to the said property, against the lawfull claims of any person or persons claiming from through or by me, but against none other.

In Witness Whereof I have herunto set my hand and seal this 21st Twenty third (23rd) day of October A.D. 1852

Signed Sealed and Delivered in }
presence of C. B. Lockley } J. N. Edmondston (L.S.)

State of California }
County of Nassau } On this the twenty third
day of October A.D. 1852
before me the undersigned Notary Public
in and for said County & State duly com-
missioned & sworn personally appeared James
N. Edmondston known to me to be the person
described in and who executed the foregoing
instrument and acknowledged that he
executed the same freely and voluntarily
and for the uses and purposes therein mentioned
Witness my hand & private seal not having
a Notarial seal.

Edw M^e Garry seal
Notary Public

Received for Record Jan 13th 1853 at 11 $\frac{1}{2}$ o'clock
A.M. and recorded at the request of Garrett
Swindell.

451 ND
PAGE 72

*State of California }
County of Napa }*

451 ND
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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 *293* as the same appears
of record in my office.

WITNESS my hand and official seal this..... day

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

Henry Brown County Recorder.

By Deputy.



W.S. Dir. Ct. Dist. Col.
L.C. 451 N.D.
p. 110. 451 N.D.
9

Filed ^{Book 4} Sept. 22^d 1885.

Jonathan Hoffman
Clerk

451 ND
PAGE 74

Deed

Garrett Swindal and wife to Albion G. Turner

Know all men by these presents that we
 Garrett Swindal and Sarah Jane Swindal
 his wife of the County of Napa and State of
 California, for and in consideration of the sum
 of Fifteen hundred dollars (\$1500) to us in
 hand paid by Albion G. Turner of said County
 and State the receipt whereof is hereby
 acknowledged, have granted bargained & sold,
 and by these presents do grant bargain and
 sell unto the said Albion G. Turner his heirs
 and assigns the one equal and undivided
 half of all that certain parcel of land
 lying & being situate in the County afore-
 said, and bounded and described as follows
 to wit: Commencing at a point on the Arroya
 de Napa where a small gulch intersects
 said Arroya, it being North West corner
 of the land heretofore conveyed by Cripps
 Bristol & Edmondston to A. A. Lawrence by
 Deed bearing date July 19th A. D. 1851. and
 Recorded in Book B. pp 31 & 32 Archives
 of Napa County. Thence running up the
 Arroyo de Napa a distance of two hundred
 and fifty four rods, thence in a direct
 line to the South West corner of said

Lawrence's land - thence down the center of the afore mentioned gulch to the place of beginning to contain all the land within said bounds be the same more or less.

To have and to hold all and singular granted and above described premises, with the hereditaments & appurtenances thereto belonging, unto the said Albion G. Turner his heirs and assigns forever, to their sole use benefit and behoof.

And we the said Garrett Swindal & Sarah Jane Swindal for ourselves, our heirs, executors & administrators do covenant & agree to & with the said Albion G. Turner his heirs and assigns to warrant and defend the title to the said property against the lawful claims of ever person claiming under or from us but against none other.

In Witness Whereof we have herunto set our hands and seals this thirteenth day of January A.D. 1853.

Signed Sealed } Garrett Swindal L.S.
and Delivered in } Sarah J. Swindal L.S.
presence of }
Chas. Steffenberry }

State of California }
County of Napa ss. } On this 13th day of

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January A.D. 1853 personally appeared
before me County Recorder, in and for the
County aforesaid Garrett Swindal and Sarah
J. Swindal known to me to be the persons
described in and who executed the foregoing
instrument who acknowledged to me that
they executed the same freely and voluntarily
and for the uses and purposes therein men-
tioned, And the said Sarah J. Swindal
being by me made acquainted with the contents
of said instrument, acknowledged on an
examination apart from and without the
hearing of her husband that she executed
the same freely and voluntarily without fear
or compulsion or undue influence of her
husband, and that she does not wish to
retract the execution of the same.

Witness my hand and seal of Office
at Napa City the day and year
above written

L. S.

Jno H Seawell Recorder
By C. S. Coffinberry Dy. Recorder

Received for Record Jan 15th 1853 at 3 1/2 o'clock
P.M. and recorded at request of Albion G. Turner

January A.D. 1853 personally appeared before me County Recorder in and for the County aforesaid Garrett Swindal and Sarah J. Swindal known to me to be the persons described in and who executed the foregoing instrument who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned, And the said Sarah J. Swindal being by me made acquainted with the contents

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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 295 as the same appears of record in my office.

WITNESS my hand and official seal this..... day

of June A. D. 1885

Henry Brown County Recorder.

By Deputy.



U.S. Dist Ct - Dist. Col.
L.C. 451. n.p.
rebb let let
no 10.

10004
Filed ~~Sept 22~~ 1885.
Southern Railway
Co.

451 ND
PAGE 79

Deed

Albion G. Turner and Wife To Mary L. Jacks
 " " " " " "

Know all men by these presents that we
 Albion G. Turner and E. Emma Turner his
 wife of the County of Napa and State of
 California for and in consideration of the
 sum of Two Hundred Dollars to us in hand
 paid by Mary L. Jacks of said County and
 State the receipt whereof is hereby ack-
 nowledged have granted bargained and
 sold and by these presents do grant bargain
 & sell unto the said Mary L. Jacks her heirs
 and assigns the one equal and undivided
 half of all that certain parcel of land lying
 and being situated in the County aforesaid
 and bounded and described as follows to wit:
 Commencing at a point on the Arroyo de Napa
 where a small gulch enters said Arroyo
 it being North West corner of the land
 heretofore conveyed by Leippis Bristol
 & Edmondston to H. H. Lawrence by deed
 bearing date July 19th A.D. 1851 and
 Recorded in Book B pp 31 & 32 archives
 of Napa County, thence up the Arroyo de
 Napa a distance of two hundred & fifty
 four rods, thence in a direct line to the
 South West corner of said Lawrence's land,

451 ND

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PAGE

thence down the center of the aforementioned
Gulch to the place of beginning, to contain
all the lands within said bounds be the
same more or less, to have and to hold
all and singular granted and above
described premises, with the hereditaments
and appurtenances thereto belonging
unto the said Mary L. Jacks, her heirs and
assigns forever, to the sole use benefit and
behoof. And we the said Albion G. Turner
and E. Emma Turner for ourselves our
heirs Executors and Administrators do
covenant and agree to and with the said Mary
L. Jacks her heirs and assigns to warrant
and defend the title to the said property against
the lawful claims of every person claiming
under or from us, but against none other

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In Witness Whereof we have herunto set
our hands and seals this third day of Novem-
ber A.D. 1853

Signed Sealed and } A.G. Turner (L.S.)
Delivered in the presence of } Ellen E. Turner (L.S.)

State of California }
County of Napa S.S. } Be it remembered
that on this the 5th day
of November A.D. 1853 before me the under-
signed Justice of the peace in and for

the County aforesaid personally came A. G. Turner and Ellen E. Turner his wife known to me to be the persons who executed the foregoing Instrument, and said A. G. Turner acknowledged that he signed & executed the foregoing instrument for the purposes therein expressed and the said Ellen E. Turner wife of the said A. G. Turner upon a private examination separate and apart and without the hearing of her said Husband acknowledged that she signed the foregoing conveyance freely and voluntarily without any compulsion, on the part of her said husband fully knowing and understanding the contents thereof.

J. H. Hatch *J.P.* Justice of the Peace.

Received for Record December 21st 1853 at 9½
o'clock P.M. and recorded at the request of
A. G. Turner.

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the County aforesaid personally came A. G. Turner and Ellen E. Turner his wife known

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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 *C* of *Deeds* page *26* as the same appears of record in my office.

WITNESS my hand and official seal this..... day

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

Henry Brown County Recorder.

By Deputy.



M. J. Dist. Ct. Dist. Cal.
L. C. 451. N. P.
peff Sept. 11

for 4th
Filed Sept 22^d 1885
Sutcliffe & Hume
of Calif

451 ND
PAGE 84

Deed

Henry H. Lawrence & Electa J. Reeve
" "

This Indenture made the second day of January Eighteen hundred and fifty four Between Henry H. Lawrence of the city of San Francisco in the State of California of the first part and Electa J. Reeve of the same place of the second part, Witnesseth that the said party of the first part for and in consideration of the sum of two thousand five hundred dollars, to him in hand paid by the said party of the second part, the receipt whereof is hereby confessed, has bargained sold ~~conveyed~~ quit claimed and conveyed, and by these presents, does bargain sell quit claim and convey unto the said party of the second part and to her heirs and assigns forever all that certain tract of land described as follows namely Being the divided half or share of the said party of the first part of certain premises conveyed by Herman Wohler to the said party of the first part and one James N. Emundston by deed bearing date the 18th day of February 1852 and recorded or filed for record or both on the 19th

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day of February 1852 and recorded at the same time in Book B. Page 131 of the Archives of Napa County in said State described in said deed as follows; commencing at a point on the Arroya de Napa, where a small gulch intersects said Arroya, it being the North Western corner of the land heretofore conveyed by Cripps Bristob & Edmundston to Henry H Lawrence by deed bearing date the 19th day of July A.D. 1851 and recorded in Book B. pages 31 & 32. Archives of Napa County, thence running up the Arroya de Napa a distance of two hundred and fifty four rods, thence in a direct line to the South West corner of said Lawrence's land; thence down the center of the aforesaid gulch to the place of beginning, containing all the lands within said bounds be the same more or less, which premises were conveyed by Salvador Valljo to Herman Wohler, The land hereby conveyed is the lower half and North west half of the above described premises, and is more particularly described by a survey and division of said premises made by the County Surveyor of Napa County between the said party of the first part and James N. Edmundston, by consent of parties on file in the.

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To have and to hold the said premises hereby sold to the said party of the second part with the appurtenances, and to her 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 presence of J. S. Glover }
M. H. N. Hendig } A. H. Lawrence (L.S.)

State of California } ss
County of San Francisco } On this 3rd day of January
A.D. 1854 before me W^m.
A Cornwall a Notary Public in and for said County personally appeared H. H. Lawrence known to me to be the individual described in and who executed the foregoing instrument, who acknowledged that he executed the same freely and voluntarily for the uses and purposes therein mentioned. Witness my hand and official seal,
(L.S.) W^m A. Cornwall

Received for Record January 6th 1854 at 9 o'clock A.M. and recorded at the request of Reeve

To have and to hold the said premises hereby sold to the said party of the second part with the appurtenances, and to her 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 presence of J. S. Glover }
M. H. M. Hendig } A. H. Lawrence (L.S.)

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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 10 of Deeds page 28 as the same appears of record in my office.

WITNESS my hand and official seal this..... day

of June A. D. 1885

Henry Brown County Recorder.

By Deputy.



Wm. Diet. Ct. Dist. Cal
L. C. 451 n. D. 12
P. 150

10074
Filed Sept 22 - 1885
Soutard H. H. H. H. H.
Cully

451 ND
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Deed

Frederick Ogden & Wife To Electa J Reeve

Know all men by these presents that we
 Frederick Ogden and wife L Ogden
 residents of the County of Napa and State
 of California parties of the first part in
 consideration of the sum of Twenty five
 dollars to us in hand paid by Electa J. Reeves
 of the place above specified the receipt whereof
 we hereby acknowledge have bargained
 sold and quit claimed and by these pres-
 ents do bargain sell and quit claim unto
 the said Electa J. Reve and to her heirs and
 assigns forever all of our right title
 interest estate claim and demand both at
 law and in equity and as well in possession
 as in expectancy of, in and to all that certain
 piece or parcel of land situate lying and
 being in the County and Township of Napa
 and State of California, known and described
 as the Eastern portion and half the lands
 hereinafter described to wit, Commencing
 at a point on the arroyo de Napa Where a
 small gulch intersects said Arroyo it being
 the North East corner of the land heretofore
 conveyed by Leipp, Bristol & Edmouston
 to H Lawrence by deed bearing date July

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19th ~~and~~ 1851 recorded in Book B, pages 31 & 32

Archives of Napa County, thence up the Arroyo de Napa a distance of two hundred and fifty four rods, thence in a direct line to the South West corner of said Lawrence's land thence down the center of the aforementioned gulch to the place of beginning said Eastern half of the above described land is now held and occupied by the said party of the second part and her husband G. F. Reece with all and singular the hereditaments and appurtenances thereto belonging.

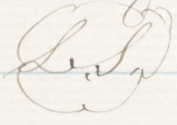
451 ND
PAGE 91

In Witness Whereof we have hereunto set our hands and seals the fifteenth day of October A.D. eighteen hundred and fifty five.

Sealed and Delivered }
in presence of } Frederick Ogden
C. Hartson } Mary Louisa Ogden

State of California }
County of Napa } On this 17th day
of October A.D.,
1855 personally appeared before me
C. Hartson County Judge in and for
said County Frederick Ogden and
Mary Louisa Ogden known to me

to be the persons described in and
who executed the within conveyance
and who acknowledged, to me that they
executed the same freely and voluntarily
and for the uses and purposes therein
contained.

Given under my hand and
Seal of the County Court the day and
year first above specified
 G. S. Hartson
County Judge

Filed for record October 20th A. D. 1855.
at 11 o'clock A. M. and recorded at request
of G. S. Hartson.

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STATE OF CALIFORNIA, } ss.
County of Napa.

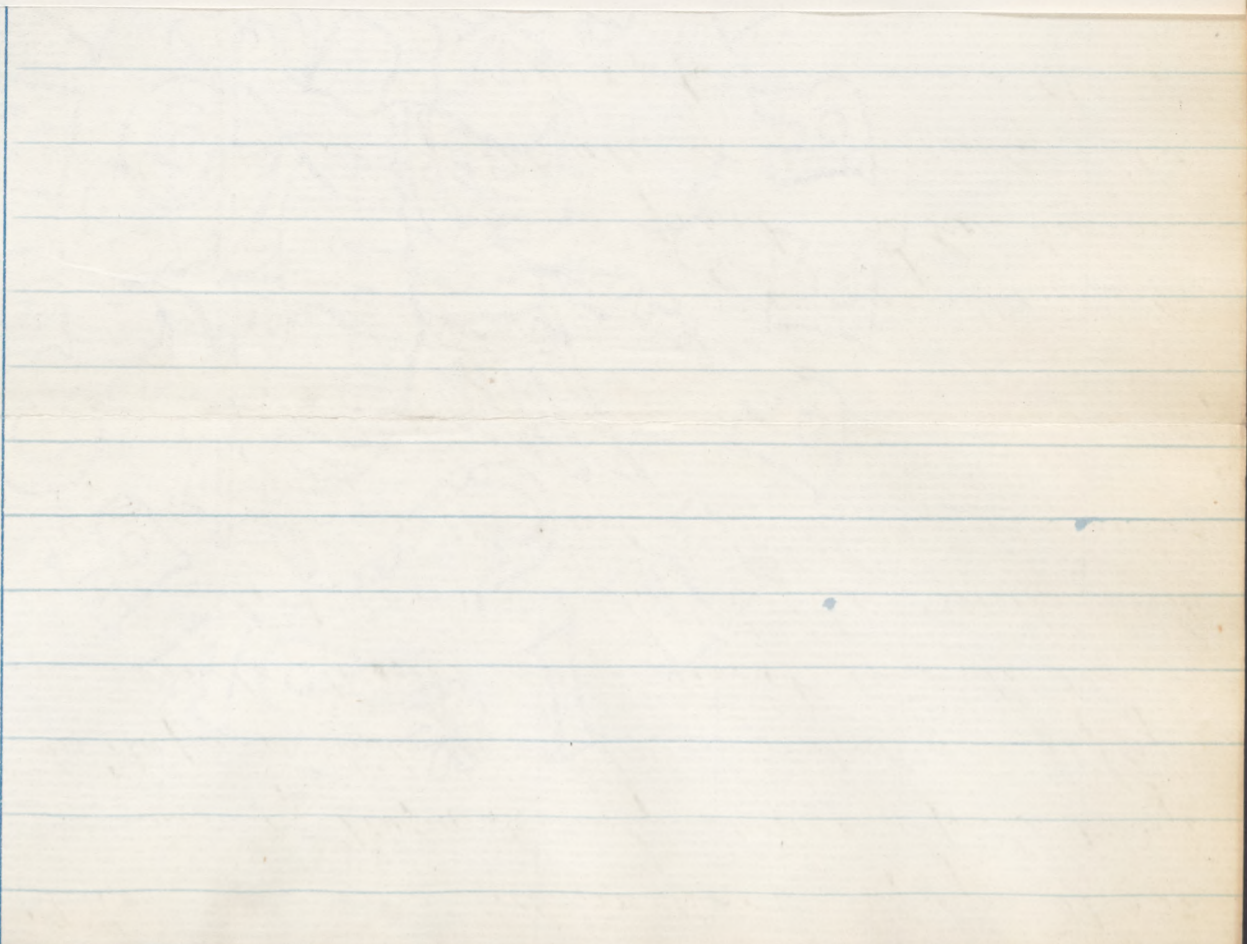
I, HENRY BROWN, County Recorder of said County and State, do hereby certify
the foregoing to be a full, true and correct copy of *a Deed*
recorded in Book *16* of *Deeds* page *357* as the same appears
of record in my office.

WITNESS my hand and official seal this..... day

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

Henry Brown County Recorder.

By Deputy.



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*U.S. Dist. Ct. Dist. Cal.
L.C. 451. n. d.
Pell's Exh. No. 13*

*Book 4^d
Filed Sept 22^d 1888
Arthur Hoffman
Cully*

451 ND
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Deed

George F. Revere & Wife To Mary L. Ogden.

Know all men by these presents, That we George F. Revere and wife Electa J. Revere residents of the County of Napa and State of California parties of the first part, in consideration of the sum of Twenty five Dollars to us in hand paid by Mary L. Ogden a resident of the same place, the receipt whereof we hereby acknowledge has bargained sold and quit claimed and by these presents do bargain sell and quit claim unto the said Maria L. Ogden and to her heirs and assigns forever all our right, title, interest Estate, Claim and demand, both at law and in equity and as well in possession as in expectancy of, in and to all that certain piece or parcel of land lying and being situated in the County and Township of Napa and State of California and known and described as the western portion and half of the lands hereinafter described to wit, commencing at a point on the arroyo de Napa where a small gulch intersects said Arroyo it being the North West ^{corner} of the land heretofore conveyed by Cripps Bristol & Edmonston

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to H. Larmer by deed bearing date
July 19th A.D. 1851 & recorded in Book "B"
pages 31 & 32 Archives of Napa County,
thence up the Arroyo de Napa a distance
of two hundred and fifty four rods thence
in a direct line to the South West corner
of said Larmer's land, thence down the
center of the aforementioned gulch to
the place of beginning, said western half
of the above described land is now held
and occupied by Frederick Ogden and the
party of the second part, with all and
singular the hereditaments and appurte-
nances therunto belonging.

In Witness Whereof we have herunto
set our hands and seals the fifteenth
day of October A.D. Eighteen hundred
and fifty five.

Sealed and delivered in } George F. Reeve (seal)
presence of C. Hartson } Electa J. Reeve (seal)

State of California }
County of Napa } On this 17th day
of October A.D.
1855 personally appeared before me C.
Hartson County Judge in and for said
County George F. Reeve and Electa J.
Reeve known to me to be the persons

described in and who executed the within
conveyance, and acknowledged to me that they
executed the same freely and voluntarily
for the uses and purposes therein contained.

Given under my hand and the seal
of the County Court the day and year
above mentioned

(S.S.)

C. Hartson
County Judge

Filed for Record Oct 20th A.D. 1855 at 11
o'clock A.M. and recorded at the request
of C. Hartson.

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PAGE 97-A

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 6 of Deeds page 349 as the same appears
of record in my office.

WITNESS my hand and official seal this..... day

of June..... A. D. 1885

Henry Brown County Recorder.

By Deputy.



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M.S. Dist Ct. Dist. Cal
L.C. 451. n.s.
peff 14.

1004
Filed ~~Sept 22~~ 1888
Southwestern
Circuit

451 ND
PAGE 98

Deed

Frederick Ogden & Wife To John Nixon
 " " " " " "

This Indenture, Made the twenty seventh day of October in the year one thousand eight hundred and fifty five Between Frederick Ogden and Mary L. Ogden his wife residents of the County of Napa and State of California party of the first part and John Nixon resident of Placer County in said State party of the second part Witnesseth. That the said party of the first part for and in consideration of the sum of Four thousand dollars lawful money of the United States of America to them in hand paid by the said party of the second part at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged Hath granted, bargained, sold, aliened, remised, released, conveyed and confirmed and by these presents doth grant, bargain, sell, alien, remise, release, convey and confirm unto the said party of the second part and to his heirs and assigns forever, All of their right title and interest to and in that certain

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piece or parcel of land lying and being situated in the Township of Napa County of Napa and State of California known and described as follows to wit: the western portion and half of the tract of land described and bounded as follows to wit. Commencing at a point on the Arroyo de Napa where a small gulch intersects said Arroyo, it being the North Western corner of the land heretofore conveyed by Cripps, Bristol and Edmonston to H. Lawrence by deed dated July 19th A^C 1851 and recorded in Book B. pages 31 & 32 Archives of Napa County; thence up the Arroyo de Napa a distance of two hundred and fifty four rods, thence in a direct line to the South Western corner of said Lawrence's land, thence down the center of the aforementioned gulch to the place of beginning, said Western half of said tract is now occupied by the said party of the first part and containing one hundred and thirty. Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversion and reversions, remainder

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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 of the first part, of, in, or to the above described premises and every part and parcel thereof with the appurtenances; Do 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 And the said Frederick Ogden & Mary L. Ogden for themselves their heirs Executors and Administrators do covenant promise and agree to and with the said party of the second part his heirs and assigns, that they have not made, done, committed executed or suffered any act or acts, thing or things whatsoever, whereby, or by means whereof, the above mentioned and described premises or any part or parcel thereof, now are or at any time hereafter shall or may be impeached charged or encumbered in any manner or way whatsoever

In Witness Whereof the said party

of the first part have herunto set their hands
and seals the day and year first above
written.

sealed and delivered Frederic Ogdon (seal)
in the presence of Mary Louisa Ogdon (seal)
F. B. Gilmore
C. Hartson

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State of California }
County of Napa } On this 27th day
of October A^D 1855
personally appeared before me C Hartson
County Judge in and for said County
Frederick Ogdon and his wife Mary L.
Ogdon known to me to be the persons
described in and who executed the
within conveyance, and who acknowledged
to me that they executed the same freely
and voluntarily and for the uses and purposes
therein contained, And the said Mary L.
Ogdon having been by me made
acquainted with the contents of the
within conveyance on an examination
separate and apart from and without
the hearing of her husband Frederick
Ogdon, acknowledged to me that she
executed the same freely and voluntarily
and for the uses and purposes therein

contained and that she does not wish
to retract the execution of the same
given under my hand and seal of
Office this 27th day of October A.D. 1855

L.S.

Le Hartson

County Judge of
Napa County

Filed for Record October 27th A.D. 1855
at 3 o'clock P.M. and recorded
at the request of Fred Ogden

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 *60* of *Deeds* page *354* as the same appears
of record in my office.

WITNESS my hand and official seal this..... day

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

Henry Brown County Recorder.

By Deputy.



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*U.S. Dist. Ct. Dist. Col.
L.C. 451. n.s.
plff's exhibit 105*

Filed ^{Sept 4th} ~~Sept 22~~ 1885

Samuel H. Payne
Att'y

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John Wixon by Sheriff } To all to whom these
Do } presents shall come:
H. N. Amesbury } S. Charles H. Allen
Sheriff of the County

of Napa send Greeting: Whereas, on
the fifth (5th) day of April A.D., 1862,
the People of the State of California
recovered Judgment in Justice A. A.
Hummewell's Court of Napa Township
in and for the County of Napa and State
of California, against the Real Estate
and improvements (hereinafter described)
and assessed to John Wixon together
with an Order of Sale against the
real estate particularly mentioned
and described in the hereinafter
mentioned execution and Order of
Sale, and of which said real estate the
hereinafter particularly described pieces
parcels or tracts are a part, for one
one hundred seventy nine dollars,
and two cents, in a suit for the
recovery, in the manner provided by
Statute, of delinquent taxes which
had attached and become a lien,
due and unpaid, on the premises
described in said Execution and
order of Sale, and the further sum

of forty seven Dollars, eighty five cents,
costs and all accruing costs; which said
judgment, interest, and all costs amounting,
on the day of the sale hereinafter mentioned,
to the total sum of Two hundred eighty
five dollars ~~and cents~~, and whereas
on the 23rd day of April A.D. 1862
a transcript of said judgment was
filed and docketed in the Office
of the County Clerk of said County
as required by law, and whereas,
afterward, on the twenty fourth (24th)
day of April A.D. 1862 by a writ
of Execution and order of Sale to
me directed issued out of the office of
the County Clerk of the County Court
in and for said County and State
upon the said judgment heretofore
described and by me received on
the twenty fourth (24th) day of April
A.D. 1862 by which I was commanded
to levy and cause to be made out
of the ~~personal property of the said~~
and if ~~sufficient personal property~~
~~cannot be found then out of the~~
real property described in said
Execution and Order of Sale and
of which ~~the~~ hereinafter particularly

mentioned and described parcels, ^{and}
a part as will by said writ more
fully appear reference being thereto had,
And whereas after the receipt of the
said writ of Execution and Order of Sale
by me and before the day of the return
thereof I did by virtue of the said
Writ of Execution and order of Sale
Levy on seize and take the lands
therein particularly described to satisfy
the said judgment costs and charges
and did give the legal notice of the
time and place of sale thereof according
to the Statute in such case made
and provided and upon the day of such
sale, to wit; The nineteenth (19th) day
of May A.D., 1862, at 11 o'clock A.M.
sold the lands hereinafter more par
ticularly described, according to the
Statute in such case made and provided
to H. N. Amesbury for the sum of
Two hundred eighty five ⁰⁰ Dollars,
~~and cents~~; that sum being the total
amount as aforesaid of the judgment
and all costs then due, and said H. N.
Amesbury being the bidder who would
take the least quantity of the property
described in the aforesaid Execution

and Order of Sale and pay the Judgment
and all costs; and the hereinafter particularly
described tracts or parcels being the least
quantity of the property described in said
Execution and Order of Sale, which
any Purchaser would take and pay
the Judgment and all costs, And whereas
six months have expired since the
day of said sale; And whereas, no re-
demption has been made of said premises
or any part or portion thereof,

Now Therefore, Know Ye, That I Charles
H. Allen the Sheriff aforesaid by virtue
of the aforesaid Writ of Execution
and Order of Sale and of the Statute
in such case made and provided, And
in consideration of the aforesaid sum
of Two hundred eighty five ⁰⁰/₁₀₀ dollars
and ~~cents~~ to me the Sheriff as aforesaid
in hand paid by the said H. N. Amesbury
the receipt whereof is hereby acknowledged
Have granted bargained and sold
and by these presents do grant
bargain or sell unto the said H. N.
Amesbury and to his heirs and assigns
forever All the real estate and improve-
ments described in aforesaid Execution
as follows;

Commencing at a point in the Arroyo de Napa where a small gulch intersects said Arroyo it being the North western corner of land heretofore conveyed by Bristol Cripp and Edmondson to H. Lawrence by Deed dated July 19th 1851 and recorded in Book B pages 31 and 32 records of Napa County thence up the Arroyo de Napa the distance of 254 rods thence in a direct line to the South Western corner of said Lawrence's land thence down the center of the aforementioned gulch to the place of beginning said land being the same premises conveyed by Frederick Ogden and wife to John Wixon on the 27th day of October 1855 and recorded in Book 6 pages 354 and 355 County records of Napa County to which reference is hereby made for a more particular description containing one hundred and thirty acres more or less.

Second Tract commencing at the bank of the west branch of Napa Creek at a Madrone tree marked **I** and running with the western line of a tract of land formerly belonging to Turner South 7° West 79 chains 74 links to said Turners former south corner

thence North $60^{\circ} 27'$ and 38 chains 39 links
to Sacketts former Northeastern corner
thence North $24^{\circ} 52'$ East 73 chains
70 links to the aforementioned Creek thence
following the meanders of said Creek in
the center thereof to the place of beginning
containing one hundred ninety three and
one half acres more or less being the
same land conveyed by William Heeser
to said John Wixon on the 31st day of
August A.D. 1857.

Third Tract commencing at a Madrone
tree marked B near the left bank
of the western branch of Napa Creek
and running thence North $81^{\circ} 50'$ East
10 chains and 68 links thence North 45°
 $6'$ West 44 chains 75 links thence South
 $69^{\circ} 30'$ West 16 chains thence South 70°
West 19 chains 72 links to the aforemen-
tioned creek thence following a small
branch South $67^{\circ} 30'$ West 9 chains 69
links thence South $84^{\circ} 00'$ West 4 chains
69 links thence South $49^{\circ} 28'$ West
25 chains 78 links to the eastern line
of land now or formerly belonging
to Smith and Sackett thence with
said line South $28^{\circ} 15'$ East 28 chains
and 35 links thence North $49^{\circ} 28'$

East 36 chains 83 links to said west
branch of Napa Creek thence following
the meanders thereof to the place of
beginning containing $22\ 8\ \frac{83}{100}$ acres,
To wit tract commencing at an oak
on the border of a small spring branch
in Napa County near where the road
leading to the saw mill formerly belong-
ing to Hardman crosses said branch
and running South $49^{\circ}28'$ West 62 chains
40 links to G. Sacketts former North
West corner thence with said Sacketts
northern line South $28^{\circ}15'$ East 28
chains 48 links to the south western
corner of tract No 3 thence with
the western line of said tract North
 $49^{\circ}28'$ east 25 chains 78 links thence
North 84° East 4 chains 69 links thence
North $69^{\circ}30'$ East 9 chains 9 links
to the western branch of Napa Creek,
thence across said Creek, North 70°
East 19 chains 92 links to a stake
thence North $69^{\circ}30'$ east 16 chains to
a stake thence North $45^{\circ}6'$ west 45
chains 91 links to the place of beginning
containing $22\ \frac{7}{3}$ acres more or less
the foregoing described real estate being lying
and situate in the County of Napa and State aforesaid

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thereto personally known to me to be
the individual described in and who
executed the said annexed Instrument
and he duly acknowledged to me that
he executed the same freely and volun-
tarily and for the uses and purposes
therein mentioned.

In Witness Whereof I have herewith
set my hand and affixed the seal of
said Court at office in Napa City
the day and year last above written

(seal)

Rob Crouch

Clerk

A true copy of an original recorded
at request of H. W. Armstrong & Co
January 1863 at 23 min past 12 P.M.

Rob Crouch

Co Recorder

by J. C. Pennell sept

thereto personally known to me to be
the individual described in and who
executed the said annexed Instrument
and had been duly qualified as

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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 26 of Deeds page 37 as the same appears
of record in my office.

WITNESS my hand and official seal this 17th day

of June A. D. 1885

Henry Brown County Recorder.

By _____ Deputy.



W. J. Dist. of Dist. Cal.
L.C. 451. n. o.
L. J. H. 16

Nov 4th

Filed Sept 22 1888

Jonathan Hoffman

Calif

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H. N. Amesbury } This Indenture
Do } made this twentythird
J. P. & D. W. Kleinkaus } (23rd) day of December
in the year of our Lord

Eighteen hundred and sixtytwo Between
H. N. Amesbury of the County of Napa and State
of California party of the first part, and J. P.
Kleinkaus and D. W. Kleinkaus of the City and
County of Sacramento State of California parties
of the second part, Witnesseth, That the said party
of the first part for and in consideration of the
sum of Three Hundred and twenty (\$320⁰⁰/₁₀₀)
Dollars lawful money of the United States of
America to him in hand paid by the said parties
of the second part the receipt whereof is
hereby acknowledged, does hereby grant
remise release and quit claim unto the
said parties of the second part, and to their
heirs and assigns forever All of the following
described tracts of land lying and being situate
in Napa County State of California known
and described as follows to wit, Commencing
at a point on the arroyo de Napa where
a small gulch intersects said Arroyo
it being the Northwestern corner of land
heretofore conveyed by Bristol Cripps &
Edmonston to H Lawrence by deed dated July
19th 1851 recorded in Book "B" pages 31 & 32

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Records of Napa County, thence up the Arroyo de Napa the distance of 254 rods, thence in a direct line to the southwestern corner of said Laurence land, thence down the center of the aforementioned gulch to the place of beginning, said land being the same premises conveyed by Fth Ogden & wife to John Wixon on the 27th day of October 1855 and recorded in Book "C" pages 35-4th & 35-5th County Records of Napa County to which reference is hereby made, for a more particular description containing One hundred and thirty acres more or less

2^d tract Commencing at the Bank of the west branch of Napa creek at a Madrone tree marked "L" and running with the western line of a tract of land formerly belonging to Turner, South 70 West 79 chains 74 links to said Turners former south corner, thence North 60° 27' & 38 chains 39 links to Sacketts former Northeastern corner, thence North 24° 52' East 73 chains 70 links to the aforementioned creek, thence following the meanders of said creek in the center thereof to the place of beginning containing One hundred ninety three & one half acres more or less, conveyed by W^m Heiser to John Wixon on the 31st day of August A.D. 1857.

Third Tract, Commencing at a Madrone

tree marked "B" near the left bank of
the western branch of Napa Creek and
running thence North $81^{\circ} 50'$ East 10
chains 68 links thence North $45^{\circ} 06'$ west
44 chains 75 links, thence South $69^{\circ} 30'$ west
16 chains, thence South 70° west 19 chains
92 links to the aforementioned creek,
thence following a small branch south
 $67^{\circ} 30'$ west 9 chains 69 links, thence South
 84° west 4 chains 69 links, thence South
 $49^{\circ} 28'$ west 25 chains 78 links to the
Eastern line of land now or formerly
belonging to Smith & Sackett, thence
with said line South $28^{\circ} 15'$ east 28 chains
35 links, thence North $49^{\circ} 28'$ East 36
chains 83 links to the said west branch
of Napa Creek, thence following the
meanders thereof to the place of beginning
containing $228\frac{83}{100}$ acres, according to the
tenor of a certain Bond executed by said
party of the first part to said parties of
the second part hereto Novr 12th 1862 &
recorded in Book "B" on pages 224 & 225
Miscellaneous Rec^{ds} Napa Co.

Together with all and singular the
tenements hereditaments and appurtenances
thereunto belonging or in anywise ap-
pertaining, 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 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 hath herunto set his hand and seal the day and year first above written.

Signed Sealed and } H. N. Amesbury (seal)
Delivered in the Presence of }

State of California } ss
County of Napa } On this Eighth (8th)
day of January A.D.
one thousand eight hundred and
sixty three before me Robert Crouch
Clerk of the County Court in and for
said County personally appeared
the within named H. N. Amesbury

whose name is subscribed to the annexed
Instrument as a party thereto per-
sonally known to me to be the
~~individual~~ individual described in
and who executed the said annexed
Instrument, and he duly ack-
nowledged 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 the seal of said
court, at office Napu City the day and
year last above written.

Seal

Rob Lerouch

Clerk

A true copy of an original recorded at
request of P. N. S. Rayle 2³⁰ January
1863 at 25 min past one O'clock P. M.

The word individual erased by me

Rob Lerouch

Co. Recorder.

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whose name is subscribed to the annexed
Instrument as a party thereto per-
sonally known to me to be the

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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 76 of Deeds page 63 as the same appears
of record in my office.

WITNESS my hand and official seal this 17th day

of June A. D. 1885

Henry Brown County Recorder.

By _____ Deputy.

Geo. Recorder.



M. S. Kirk ch. Kirk Cal
L. C. Kirk - N. S.
p. 111. 17

Foot 4th
Filed Sept 22nd 1885

Southard Hoffman
Cully

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John Wixon by
C. H. Allen Sheriff
To
J. P. Kleinhaus &
D. W. Kleinhaus

This Indenture made and executed
this seventh day of February A. D
1863 by Charles H. Allen Sheriff
of the County of Napa in the State
of California Witnesseth That Whereas

in and by a certain order of sale issued
out of the District Court of the Seventh Judicial District
in and for the County of Napa of the said State of California
in the action of J. P. Kleinhaus and D. W. Kleinhaus Plaintiffs
against John Wixon Electa L. Wixon, John Barber, B. Seaman
Joseph Kirrble, O. L. Shafter J. M. M. Shafter and T. W.
Park Defendants duly attested the tenth day of June A. D.
1862 and to me as such Sheriff duly directed and
delivered I was commanded to sell the property here-
inafter described at Public Auction according to Law
and to apply the proceeds of such sale towards the
satisfaction of the Judgment in said action amounting
to the sum of Three Thousand three hundred Seventy ⁹⁸/₁₀₀
(3370 ⁹⁸/₁₀₀) Dollars and the interest thereon and costs of suit
and expenses of sale as by the said Order of Sale, reference
being thereunto had more fully appears. That Whereas
in pursuance of said order of sale I did duly levy on
and on the seventh day of July A. D. 1862 at two o'clock
afternoon at the court house door in the County of Napa
in said State I did duly sell the premises hereinafter de-
scribed at Public Auction according to law to J. P.
Kleinhaus and D. W. Kleinhaus who were the highest
bidders therefor for the sum of Three Thousand
eight hundred forty five ³⁶/₁₀₀ (3845 ³⁶/₁₀₀)

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Dollars which was the whole price paid by them for the same. I having first given due notice of the said sale by the publication of the said time and place thereof, and of the description of said property, hereinafter set forth, once in each week for twenty one days in the Napa County Reporter a Weekly Newspaper published in said county and posting copies of such notice and description daily for the same period, in three public places of the Township ^{of} Napa County aforesaid wherein said premises are situated.

And whereas, the time allowed by law for the redemption of said property has expired without such redemption having been made. Now Therefore I the said Charles H Allen Sheriff of ^{the} County of Napa in pursuance of the said Order of sale, and of the statute in such case made and provided and for and in consideration of the payment to me of the said sum of three thousand eight hundred forty five ^{36/100} (3845 ^{36/100}) dollars so bid as aforesaid the receipt whereof is hereby acknowledged have granted bargained, sold conveyed and confirmed and by these presents

do grant, bargain, sell, convey and
confirm unto the said J. P. Kleinhaus
and D. W. Kleinhaus their heirs and
assigns the real estate in said order
of sale described as follows to wit:
All those certain pieces parcels or tracts
of land situate lying and being in the
County of Napa in the State of California
and more particularly described as follows
to wit: First, the western portion and
half of the tract of land described
and bounded as follows to wit:

Commencing at a point on the
Arroyo de Napa where a small gulch
intersects said Arroyo it being the
Northwestern corner of land heretofore
conveyed by Cripps Trust & Edmondston
to H. Lawrence by deed dated 19th July
1851, recorded in Book B. pages 31 and
32 archives of Napa County; thence up
the Arroyo de Napa a distance of (254)
two hundred and fifty four rods, thence
on a direct line to the Southwestern
corner of said Lawrence's land, thence
down the center of the the aforementioned
gulch to the place of beginning said
land being the same premises being
the same land conveyed by Frederick
Ogden and wife to John Wixon on

27th of October 1855 and recorded in Book
C of Deeds of records of Napa County on
pages 354 & 355 to which reference is
hereunto made for a more particular
description, containing (130) one hundred
and thirty acres more or less - second-
tract Number one (1) situate in said
County of Napa in the state aforesaid
Commencing on the Bank of the west branch
of Napa creek at a Madron tree marked
"I." and running with the western
line of a tract of land belonging
formerly to Turner South 7° (seven)
west 79 chains 74 links to said Turners
former South corner thence North 60°
27 minutes and thirty eight chains 37 links
to G. Sacketts former North eastern
corner, thence North 24° 52' east
73 chains 70 links to the aforementioned
Creek thence following the meanders
of said creek and in the center thereof
to the place of beginning containing 103½
acres more or less, being the same
land conveyed by William Haeser
to John Wixon on 31st August 1857
as per deed recorded March 15th 1858
to 12½ P.M. in Liber D. of Deeds
on page 463 for a more particular
description of which said lands

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reference is herewith made.

Third tract of land in said Napa County
Commencing at a madron tree marked
"B" near the left bank of the western
branch of Napa Creek and running thence
North $81^{\circ} 50'$ East 10 chains 68 links thence
North $45^{\circ} 6'$ west 44 chains 75 links, thence
South $69^{\circ} 30'$ west 16 chains, thence South
 70° west 19 chains 92 links to the
aforementioned Creek thence following
a small branch South $67^{\circ} 30'$ west
9 chains 09 links thence South 84° west
4 chains 69 links, thence South 49°
 $28'$ west 25 chains 78 links to the
Eastern line of land now or formerly
belonging to Smith and Sackett, thence
with said line South $28^{\circ} 15'$ East 28 chains
35 links, thence North $49^{\circ} 28'$ East 36
chains 83 links to said west branch of
Napa Creek, thence following the meanders
thereof to the place of beginning
containing $(228\frac{83}{100})$ two hundred
and ^{eight} twenty eight by three hundredths
acres, being the same land conveyed
by W. N. Seawell and John H. Seawell
to Electa Louisa Brown on the 19th day
of May 1858 and recorded in Liber C
of Deeds of the Records of Napa County
on pages 46 and 47 and to which for

a more particular description reference
is herewith made, and this last described
tract of land being also the same land
which was intended to be conveyed by some

Grantors to some Grantee by deed bearing
date the 31st December 1855 and recorded
in Book Co. of deeds pages 406 and 5
in the Recorder's Office in said County.
Including in the three above described
tracts of land five hundred and fifty
two (552) acres more or less,

Together with all and singular the
tenements hereditaments and appurtenances
thereunto belonging or in anywise
appertaining

To have and to hold the same unto
the said J. P. Klemhaus and D. W. Klemhaus
their heirs and assigns forever.

In Witness Whereof, I the said
Sheriff have herewith set my hand and
affixed my seal the day and year
first before written

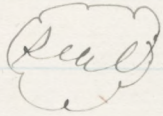
Signed sealed and } Chas H Allen (seal)
delivered in presence of } Sheriff of Napa County

State of California } ss.

County of Napa } On this Seventh
day of February
A.D. one thousand eight hundred and

sixty three before me Robert Crouch
Clerk of the County Court in and for
said County personally appeared the within
named Charles H. Allen Sheriff of
the County of Napa whose name is
subscribed to the annexed instrument
as a party thereto personally known to
me to be the individual described in
and who executed the said annexed
instrument and he duly 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 the Seal of said Court
at Office in Napa City the day and year
last above written.



Rob Crouch
Clerk

A true copy of an original recorded
at W. G. Wallace & Feby 1863 at 30
min past 10 o'clock a.m.

The words "District said & in" interlined
by me

Rob Crouch
Geo Recorder

sixty three before me Robert Crouch
Clerk of the County Court in and for
said County personally appeared the within
named Charles H. Allen Sheriff of
the County of Napa whose name is
subscribed to the annexed instrument
as a party thereto personally known to
me to be the individual described in
and who executed the said annexed
instrument and he duly acknowledged
to me that he executed the same freely

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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 of Deed
recorded in Book 76 of Deeds page 72 as the same appears
of record in my office.

WITNESS my hand and official seal this 1st day

of June A. D. 1885

Henry Brown County Recorder.

By Deputy.



N.J. Dist. Dist. Cal.
L.C. 451. n. 5.
plff Sept. 18.

Book 4th
Filed Sept 22^d 1885
Southard Hoffman
Clerk

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John Wilson by } This Indenture
Hester Allen Sheriff } Made and Executed
Do } this seventh day
Kleinhaus J.P. & D.W. } of February A.D.
1863 by Charles H.

Allen Sheriff of the County of Napa
in the State of California Witnesseth,
That, Whereas in and by a certain Order
of Sale issued out of the District Court
of the seventh Judicial District in and for
Napa County of the said State of California
in the Action of John McMilliken and
Theodore M. Milliken Plaintiffs against
John Wilson J.P. Kleinhaus and D.W. Kleinhaus
Defendants duly attested the tenth day
of June A.D. 1862 and to me as such
Sheriff duly directed and delivered
I was commanded to sell the property
hereinafter described at Public auction
according to law and to apply the proceeds
of such sale towards the satisfaction of
the Judgment in said action, amount-
ing to the sum of three thousand and
sixty four $\frac{8}{100}$ (3064 $\frac{8}{100}$) dollars,
and the interest thereon and costs
of suit and expenses of sale as
by the said Order of sale reference
being thereunto had, more fully appears

That Whereas, in pursuance of said
Order of sale, I did duly levy on and
on the seventh day of July A.D. 1862
at 12 o'clock noon at the Court House
door in the County of Napa in said
State I did duly sell the premises herein-
after described at Public Auction
according to law to J. P. Klemhaus and
J. W. Klemhaus who were the highest
bidders therefor for the sum of
Three thousand two hundred and
twenty $2/100$ ($3220^{2/100}$) dollars
which was the whole price paid
by them for the same. I having
first given due notice of the said sale,
by the publication of the said time and
place thereof and of the description
of said property herein after set forth
once in each week for twenty one days
in the Napa County Reporter a weekly
newspaper published in said County
and posting copies of such notice
and description daily for the
same period in three public places
of the Township of Napa of said
Napa County wherein the said
premises are situated, and whereas
the time allowed by law for the

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redemption of said property has
expired without such redemption
having been made, Now therefore
I the said Charles H. Allen Sheriff
of said County of Napa in pursuance
of the said order of sale and of the
Statute in such case made and
provided and for and in consideration
of the payment to me of the said sum
of three thousand two hundred twenty
87100 (3220⁸²/₁₀₀) dollars so bid as
aforesaid the receipt whereof is
hereby acknowledged have granted
bargained sold conveyed and confirmed
and by these presents do grant
bargain sell convey and confirm
unto the said T. P. Kleinhaus and D. W.
Kleinhaus their heirs and assigns
the real estate in said Order of
Sale described as follows to wit:
All of the Western portion and half
of a ^{Certain} tract of land situate in the
Township and County of Napa and
State of California known and
described and bounded as follows
to wit Commencing at a point
on the Arroyo de Napa where
a small gulch intersects said

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Arroyo it being the North western corner of the land heretofore conveyed by Cripps ^{and} Bristol and others in the year 1851 Recorded in Book B pages 31 and 32 archives of Napa County thence up the Arroyo de Napa a distance of two hundred and fifty four (254) rods thence in a direct line to the south west corner of said Lawrence's land thence down the center of the aforementioned Gulch to the place of beginning said Western half of said tract is now occupied by Captain Nicholas and contains one hundred and thirty acres of land, together with all and singular the tenements hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold the same unto the said J P Meinhaus and D W Meinhaus their heirs and assigns forever
In Witness Whereof I the said Sheriff have hereunto set my hand and affixed my seal the day and year first above written
Signed Sealed and Delivered in presence of
Charles H Allen (Seal)
Sheriff of Napa County

State of California } 33

County of Napa } On this seventh day
of February A.D.

One thousand eight hundred and sixty three
before me Robert Crouch Clerk of the
County Court in and for said County
personally appeared the within named
Charles H Allen Sheriff of Napa
County whose name is subscribed to
the annexed instrument as a party
thereto personally known to me to
be the individual described in and
who executed the said annexed instrument
and he duly acknowledged to me
that he executed the same freely and
voluntarily ^{and} for the uses and purposes
therein mentioned.

In Witness Whereof I have herunto
set my hand and affixed the seal of
said Court at office in Napa City
the day and year last above written

Seal

Rob Crouch

Clerk

A true copy of an original recorded
at request W^m C Wallace 7th February
1863 at 35 min past 10 o'clock A M

Rob Crouch

Co Recorder

451 ND
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State of California } ss
County of Napa } On this seventh day
of February A.D.
One thousand eight hundred and sixty three
before me Robert Crouch Clerk of the
County Court in and for said County
personally appeared the within named
Charles H Allen Sheriff of Napa
County whose name is subscribed to
the annexed instrument as a party

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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 16 of Deeds page 74 as the same appears
of record in my office.

WITNESS my hand and official seal this 17th day

of June A. D. 1885

Henry Brown County Recorder.

By _____ Deputy.



*W.S. Pittch. Pittch
P.C. 451 N.D.
affidavit. 19*

Filed Sept 22 1885.

*Louisa Hoffman
Nancy*

451 ND
PAGE 139

J. P. & D. W. Kleinhans } This Indenture Made the
 To } Twenty first day of October
 D. E. Thompson } in the year of our Lord eight ¹⁸⁶⁵
 hundred and sixty five Between

J. P. Kleinhans of Sacramento and D. W. Kleinhans by
 C. T. Wheeler Attorney in fact for D. W. Kleinhans parties
 of the first part and D. E. Thompson of Napa County
 California party of the second part. Witnesseth that the
 said parties of the first part for and in consideration
 of the sum of One thousand Eighty Five and $\frac{40}{100}$ Dollars
 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, hath remised, released
 and quit claimed, and by these presents doth hereby bargain
 alien, remise release and forever quitclaim unto said
 party of the second part, and to his heirs and assigns
 forever, all that certain piece parcel or tract of land
 lying and being situate near the head of Browns Valley
 in Napa County State of California and described as
 follows: Beginning at a White Oak Tree at the
 head of a dry branch leading into Napa Creek
 said tree being 2 feet in diameter and marked with
 three notches on 2 sides. Thence S 73° E 7 $\frac{50}{100}$ chains to corner
 of G. F. Reeves fence. Thence S 70° W 27 $\frac{70}{100}$ chains along the line
 of said Reeves fence to the S. W. corner of said Reeves and S.
 Wrig. Thence N 68° W 39 chains to a post in the angle of a
 fence. Thence N 24° 52' E 53 $\frac{50}{100}$ chains to a post in the
 middle of the said Dry branch from which a white
 Oak 2 $\frac{1}{2}$ feet in diameter bears S 16 $\frac{1}{2}$ ° W 0.84 links

71 Stamp

Oct 21, 1865

J. P. K

by S. C

50¢ Stamp

Oct 21, 1865

J. P. K

by S. C

451 ND

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distance & thence following the middle of said Dry Branch Southerly to the place of beginning. Containing $98 \frac{40}{1000}$ acres.

Together with all and singular the tenements hereditaments and appurtenances therunto belonging or in any wise appertaining.

To have and to Hold the same unto the said party of the second part his heirs and assigns forever, and the said parties of the first part hereby covenant and agree to and with said second party that they have not committed or suffered any acts which are or may be a lien on said premises.

In Witness Whereof the said parties of the first part hath herunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the presence of } J. P. Kleinhans Seal
D. W. Kleinhans Seal
per C. J. Wheeler his
Atty in fact

State of California } ss.
County of Napa } On this 21st day of October A.D One
thousand eight hundred and sixty five
before me A. A. Hummwell a Notary Public in and for
said Napa County duly commissioned and sworn
personally appeared the within named J. P. Kleinhans
whose name is subscribed to the annexed instrument as
a party thereto, personally known to me to be the in-
dividual described in and who executed the said annexed
Instrument, and who duly acknowledged to me that

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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 first above written.

Seal

A. A. Hemenwell
Notary Public

State of California }
County of Sacramento } ss

On this Fifth day of January A.D. one thousand eight hundred and Sixty Six before me Samuel Cross a Notary Public in and for said County personally appeared Cyrus F. Wheeler personally known to me to be the ^{same} person described in and who executed by Power of attorney the annexed instrument as the Attorney in fact of D. W. Kleinhaus named in the annexed Instrument as a party thereto and therein described as the party executing the same by his said attorney and the said Cyrus F. Wheeler acknowledged to me that he executed the same freely and voluntarily as and for the act and deed of the said D. W. Kleinhaus 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 first above written.

Seal

Samuel Cross
Notary Public

A true copy of an original recorded at request of D. E. Thompson January 10th A.D. 1866 at 59 min past 12 M.

J. H. Howland CoRecorder

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 first above written.

Seal

A. A. Hummelwell
Notary Public

State of California }
County of Sacramento } ss

On this Fifth day of January
A. D. one thousand eight hundred
and Sixty Six before me Samuel Cross a Notary Public

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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 II of Deeds page 443 as the same appears of record in my office.

WITNESS my hand and official seal this 17th day

of June A. D. 1885

Henry Brown County Recorder.

By Deputy.



22 Dist. Ct. Dist. Cal.
L.C. 451. n. d.
pebb / Sept. 20

Nov 4

Filed Sept 27 1885

Richard Hoffman
Clerk

451 ND
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con

50¢ Stamp
Dec 7th
1867
D.W.K. by
S.C.

50¢ Stamp
Dec 7th
1867
D.W.K. by
S.C.

50¢ Stamp
Dec 7
1867
D.W.K. by
S.C.

50¢ Stamp
Dec 7
1867
D.W.K. by
S.C.

D. W. Kleinhaus } This Indenture Made and entered
 To } into the Seventh day of December
 J. D. Thompson } A.D. 1867 by and between Daniel W.
 Kleinhaus of the first part and John
 D. Thompson of the second part Witnesseth said party of
 the first part for and in consideration of the sum of Three
 thousand five hundred Dollars to him in hand paid in
 gold coin by the said party of the second part the receipt
 whereof is hereby acknowledged Has Granted, bargained
 and sold and by these presents does grant bargain and sell
 to the said party of the second part and to his heirs and assigns
 the undivided one half of the following described real estate, sit-
 uated in the County of Napa in the State of California bounded
 as follows: to-wit: Beginning at a point in the middle of
 Napa Creek in Browns Valley in said County where the line
 between the lands of R. S. Thompson and Messrs Kleinhaus
 strikes the center of said Napa Creek and running thence in
 a true course South 48° 30' West 57.50 chains along the fence
 dividing said lands to an angle in the same, thence North
 58° 30' West 3.10 chains, thence South 87° 30' West 7.40 chains, thence
 North 73° West 7.50 chains to a white oak tree on the bank of a
 Dry Creek said tree being marked as a live tree and thence down
 said Dry Creek westerly to a post in the middle of said Dry branch
 said post forming the north West corner of the land of D. E. Thompson
 and from which post a white oak tree 2½ feet in diameter marked
 B. T bears South 16° 30' West 84 links distant and thence along
 B. Seaman's line North 24° 45' E 12 chains to a post in the
 middle of the West branch of the Napa Creek from which
 a buried Laurel tree three feet in diameter marked B. T.

bears North 57° West 1.20 chains distant, thence down
the center of said Creek to the place of beginning con-
taining Two hundred and Twenty Nine and $\frac{18}{100}$ acres more
or less. And the said party of the first part binds himself
to deliver the immediate possession of said land and every
part thereof to the said party of the second part.

In Testimony Whereof the said party of the first part has
hereunto set his hand and seal the day and year
above written. The word "and" in the first line of the
second page interlined before signing

Daniel W. Kleinhaus [Seal]

State of California }
County of Sacramento } On this 7th day of December A. D.
one thousand eight hundred and
sixty seven before me Samuel Cross a Notary Public
in and for said State and County duly commissioned
and sworn personally appeared the within named
Daniel W. Kleinhaus whose name is subscribed to the
annexed instrument as a party thereto personally known
to me to be the individual described in and who
executed the said annexed Instrument and he
then & there 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 first above written

[Seal]

Samuel Cross Notary Public

A true copy of an original recorded at request of R. S. Thompson
Dec 13th A. D. 1867 at 2 mins past 4 P. M.

J. A. Howland Co Recorder

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 K of Deeds page 269 as the same appears
of record in my office.

WITNESS my hand and official seal this 17th day

of June A. D. 1885

Henry Brown County Recorder.

By _____ Deputy.





W. J. Pitt Ct. Dist. Col
C.C. 451. n.o.
Pitt Ct. 21

Filed ~~Sept 27~~ 1885

Southard Hoffman
Clerk

451 ND
PAGE 148

#1 Stamp
1868
S.B. P. 13
P. 12

451 ND
PAGE 149

Sarah Bartow } Know all men by these presents That
To } we Sarah Bartow wife of Philip Bartow
C. T. Wheeler } who also joins herein with his said wife
and consents hereto, and Peter Kleinhans
all of the town of Belvidere County of Warren State of New
Jersey, have made constituted and appointed and by
these presents do make constitute and appoint lawyers
J. Wheeler of the City of Sacramento and State of California
our true and lawful attorney for us and each of us and
in our names place and stead to enter upon take pos-
-session of manage control and dispose of in his discretion
or bargain sell and convey by deeds or other instruments of writing
properly executed in our names. Any and all real estate or
interests therein belonging to us or to which we or either of us
may be entitled as heirs or legatees of the late Theodor P. Kleinhans
now deceased, situated lying and being in the Counties of
San Francisco, Napa, Sacramento, Yolo, Sutter and Placer
counties or either of them, or in any other part of the State
of California, also to employ counsel learned in the law
to appear in our names, and give our consent to the granting
of the necessary orders by Courts of competent jurisdiction
authorizing the sale of any Real Estate belonging to said
Estate. Giving and Granting unto our said attorney
full power and authority in and about the premises
and to use all due means course and process in Law
for the full effectual and complete execution of our
business and in our names to make and execute
due acquittances and discharge, and for the premises
to appear and the person of us the constituents to represent

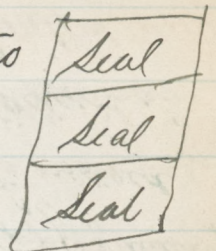
before any Governor, Judges, Officers or Ministers of the law whatsoever, in any Court or Courts of Judicature and there on our behalf to prosecute for debt fraud and any manner of claim the constituents may have against any person or persons, and to answer defend and reply unto all actions causes matters and things whatsoever relating to the premises, also to compound and settle or submit any matter in dispute respecting the premises to arbitration or otherwise with full power to make and substitute for the purposes aforesaid one or more Attorneys under our said Attorney, and the same again to revoke at pleasure, And generally to say do act transact determine accomplish and finish all matters whatsoever, relating to the premises as fully amply and effectually to all intents and purposes as we might or could do if personally present, although the matter should require more special authority than is herein comprised hereby ratifying confirming and holding valid all that our said Attorney or his substitute or substitutes shall lawfully do or cause to be done by virtue of these presents.

In Witness Whereof we have hereunto set our hands and seals the seventh day of January one thousand eight hundred and sixty eight.

Signed Sealed and Delivered

in the Presence of
Edw Shippen
Thos. J. Hunt

Sarah A. Barlow
Philip Barlow
Peter Kleukans



451 ND

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State of Pennsylvania } ss Be it understood that
City & Co of Philada - } on this seventh day of January
One thousand eight hundred
& the Sixty-eight before me the undersigned Edward
Shippen a Commissioner for the State of California
resident in said City of Philadelphia, personally ap-
-peared the within named Philip Barton and Sarah
Barton his wife and Peter Kleinhans who are
personally known to me to be the persons described
in and who executed the foregoing Power of Attorney
and acknowledged that they executed the same
for the purposes herein expressed. and the said Sarah
being by me privately examined separate and apart
from her said husband, acknowledged that she
executed the same freely and without any fear or
compulsion of her said husband.

In Witness Whereof I have hereunto set my
hand hand & affixed my official seal as such
Commissioner at said city the day & year aforesaid

[Seal]

Edm Shippen
A. Com for California

A true copy of an original recorded at request of P. W. S.
Rayle May 21st A. D. 1868 at 15-mins past 9. A. M
the words "of the necessary" interlined by me before signing

J. H. Howland
CoRecorder

State of Pennsylvania } ss. Be it understood that
City & Co of Philada - I on this seventh day of January
One thousand eight hundred
Sixty eight before me the undersigned Edward
Shippen a Commissioner for the State of California
resident in said City of Philadelphia, personally ap-
-peared the within named Philip Barton and Sarah
Barton his wife and Peter Kleinhans who are
personally known to me to be the persons described
in and who executed the foregoing Power of Attorney
and acknowledged that they executed the same

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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 an Instrument
recorded in Book A of Powers of Attorney page 170 as the same appears
of record in my office.

WITNESS my hand and official seal this 17th day

of June A. D. 1885

Henry Brown County Recorder.

By _____ Deputy.



N.S. Dist. Ct. Dist. Cal.
L.C. 451. n. d.
pebb's coll. 22.

Filed ^{1000/42} ~~Sept 22~~ 1885.

Arthur Hoffman
Clerk

the lands of one Thompson and the Messrs Kleinhaus
strikes the center of said Creek running thence on a
true course S 45° 30' W 57.50 chains Thence N 58° 30' W 3.10 chains
Thence S 67° 30' W 7.40 chains Thence N 73° W 7.50 chains to a
white oak tree on the bank of a Dry Creek. Thence down
said Dry Creek and Northwesterly to a post in the middle
thereof. Thence North 24° 45' E 12 chains. Thence down Nopa
Creek to the point of beginning and containing Two hundred
and Seven $\frac{1}{100}$ acres of land.

451 ND

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Together with all and singular the tenements heredita-
-ments and appurtenances therunto belonging with the
rents issues and profits thereof and all the estate
right title interest property possession claim and de-
-mand whatsoever as well in law as in equity of the said
parties of the first part of in or to the above described
premises to the extent of the one undivided half as aforesaid
with the appurtenances.

To have and to hold the said undivided half of said
premises with the appurtenances unto the said
party of the second part his heirs and assigns forever.
In Witness Whereof the said parties of the first part have
hereunto set their hands and affixed their seals the
date above written

Signed Sealed and Delivered in presence of
Note, the word "thirty" on the 15th line from
the top of 1st page written over erasure
before signing Jas. E. Smith

Elizabeth Kleinhaus [Seal]

Daniel W. Kleinhaus [Seal]

Philip Barton [Seal]

by C. J. Wheeler atty in fact

Sarah Barton by [Seal]

C. J. Wheeler atty in fact

Peter Kleinhaus [Seal]

By C. J. Wheeler Attorney in fact

State of California } ss On this Seventh day of February
County of Sacramento } A.D. One thousand eight hundred
and sixty eight before me James
E. Smith a Notary Public in and for said County personally
appeared Cyrus T. Wheeler personally known to me to be
the same person described in and who executed by power
of Attorney dated January 7th 1868 and recorded in Sacramento
County Records the annexed instrument as the Attorney in fact
of Philip Barton, Sarah Barton and Peter Kleinhans named
in the annexed instrument as a parties thereto and
therein described as the party executing the same by this
said Attorney; and the said Cyrus T. Wheeler acknowledged
to me that he executed the same freely and voluntarily
as and for the act and deed of the said Philip Barton, Sarah
Barton and Peter Kleinhans, 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 first above written.

[Seal]

James E. Smith

Notary Public Sac. County -

State of California } ss
County of Sacramento } On this Seventh day of February A.D.
One Thousand Eight hundred and sixty
eight before me James E. Smith a Notary Public in
and for said Sacramento County duly commissioned
and sworn personally appeared the within named Daniel
W. Kleinhans and Elizabeth Kleinhans whose names are
subscribed to the annexed instrument as parties
thereto, personally known to me to be the individuals

described in and who executed the said annexed instrument, and who each acknowledged to me that they each 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 first above written.

[Seal]

Geo E. Smith

Notary Public Sac County

A true copy of an original Recorded at request of R. S. Thompson Feby 22nd A. D. 1868 at 43 minutes past 2 P.M. the words "whatever" and "appeared" interlined by me before signing

J. H. Howland
Co Recorder

451 ND
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Also signed by me
J. H. Howland
Co Recorder
Feb 22 1868

Howland

Also signed by me

Howland
Co Recorder

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 K of Deeds page 360 as the same appears
of record in my office.

WITNESS my hand and official seal this 17th day

of June A. D. 1885

Henry Brown County Recorder.

By _____ Deputy.

451 ND
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*Mr. H. Brown
County Recorder
Napa, Cal.
Also Sept 22-1885
Amherst*

N 189

John D. Thompson } This Indenture, Made the second
 To } day of November in the year of our
 D. E. Thompson } Lord one thousand eight hundred
 and seventy. Between John D. Thompson
 of the County of Warren and State of Illinois party of the
 first part and D. E. Thompson of the Township and
 County of Napa and State of California party of the
 second part. Witnesseth, That the said party of the first
 part for and in consideration of the sum of One Dollar
 lawful money of the United States of America to him
 in hand paid by the said party of the second part at or
 before the enrolling and delivery of these presents the
 receipt whereof is hereby acknowledged doth remise
 released and quitclaimed and by these presents doth remise
 release and quitclaim unto the said party of the second
 part all that certain piece parcel and tract of land situate
 lying and being in Browns Valley Township and County of
 Napa and State of California, bounded and described as follows
 to-wit: Beginning at a point in Napa Creek
 where the upper line of land this day deeded by J. D.
 Thompson to R. S. Thompson corners in the center of said
 creek and running thence up said creek to the lands of
 B. Seaman. Thence South $24\frac{3}{4}$ ' West along the boundary
 of said Seaman's land to the land of said D. E. Thompson thence
 following the line between the lands of D. E. Thompson and those
 of J. D. Thompson to the S.W. corner of lands of M. Jensen
 thence North $7\frac{1}{2}$ ° East 17.50 chs to a stake from which
 a forked live oak tree 10 inches in diameter bears S $28\frac{1}{2}$ ° E
 92 links distant. Thence North 71 ° East 8.50 chs, Thence

451 ND

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#1. 50 Stamp
 J. D. T.
 November 2, 1876

#3. Stamp
 J. D. T.
 November 2, 1876

North 73° East 15.40 chs. Thence North $57\frac{3}{4}^{\circ}$ East 3.70 chs
thence North $73\frac{1}{2}^{\circ}$ E 4.45 chs. Thence North $40\frac{1}{2}^{\circ}$ East 8.50 chs
to a meander post (from which a live oak tree 12 inches
in diameter bears N $18\frac{1}{2}$ W 113 links distant } 10.00 chs
to the center of said Napa Creek. Thence up the center of
said Creek to the place of beginning and containing $146\frac{24}{100}$
acres of land.

Together with all and singular the tenements, heredi-
taments and appurtenances thereto belonging or in
anywise appertaining and the reversion and reversions
remainders 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 of the first part, of 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 said party 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 } John D. Thompson [Seal]
G. W. Towle

State of California } ss On this second day of Novem-
County of Napa } ber A.D. one thousand eight
hundred and seventy personally
appeared before me G. W. Towle a Justice of the Peace
in and for the said Napa County John D. Thompson

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whose name is subscribed to the annexed Instru-
-ment as a party thereto, personally known to me
to be the person described in and who executed
the said annexed instrument as a party thereto who
acknowledged to me that he executed the same freely
and voluntarily and for the uses and purposes
therein mentioned. In Witness Whereof I have
herewith set my hand and affixed my
Private Seal (having no seal of office) the
day and year in this Certificate first
above written.

G. W. Towle Seal

Justice of the Peace

A true copy of an original recorded at request of R. S.
Thompson Nov 2nd 1870 at 25 mins past 9 A. M.

L. M. Corwin CoRecorder

By Prierson Sept

451 ND
PAGE 161

whose name is subscribed to the annexed Instru-
-ment as a party thereto, personally known to me
to be the person described in and who executed
the said annexed instrument as a party thereto who
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
Private Seal (having no seal of office) the
day and year in this Certificate first
above written.

451 ND
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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 N of Deeds page 189 as the same appears
of record in my office.

WITNESS my hand and official seal this 17th day

of June A. D. 1885

Henry Brown County Recorder.

By _____ Deputy.



No. Dist. Ct. Dist. Cal.
L.C. 451. n.d.
pebb. 6th. 24

1004
Filed Sept 22^d 1885

Richard Hoffman
Clerk

451 ND

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Com

Philip & Sarah Bartow } This Indenture Made and
 P. D. W. and Elizabeth Kleinhaus } entered into this Fourteenth
 To } day of February A. D. 1868
 W. H. Chapman } by and between Sarah Bartow
 and Philip Bartow her husband

and P. Kleinhaus said last named parties being residents of Belvidere New Jersey and D. W. Kleinhaus and Elizabeth Kleinhaus of Sacramento City California parties of the first part and W. H. Chapman of Napa County California party of the second part Witnesseth. That said parties of the first part for and in consideration of the sum of Four Thousand and Twenty eight Dollars to them in hand paid by the party of the second part, at or before the enrolling and delivery of these presents the receipt whereof is hereby acknowledged Have granted bargained and sold and by these presents do grant, bargain and sell unto said party of the second part, his heirs and assigns, all their right title and interest either in law or in equity as heirs devisees or legatees or distributees of the late J. P. Kleinhaus deceased or in any other right whatsoever of in and to the following described piece or parcel of land situate lying and being in Napa County California and described as follows.

Beginning at a point on the Southernly line of Mr Wilsons land where a small branch joins the branch of Napa Creek, thence N 56 1/2 E 10.60 chains, thence N 66 3/4 E 24.86 chains, thence S 45 1/2 E 44.76 chains, thence S 81° W 2.70 chains, thence S. 28 1/2° E 12 chains, thence S 69 3/4° W 62 links to the center of the branch of Napa Creek, thence up

451 ND
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1. 8 Stamp
O. W

1 1/2 Stamp
Kleinhaus

1 1/2 Stamp
14
1868

1 1/2 Stamp
O. W

2 1/2 Stamp
Kleinhaus
1868

2 1/2 Stamp
Feb 14
1868

the center of said branch to the place of beginning.
Containing One hundred and forty six $\frac{4}{100}$ acres of
land surveyed with magnetic variation 16° East.
Together with all and singular the tenements heredita-
-ments and appurtenances thereto belonging.
To have and to hold the same unto the said party of
the second part his heirs and assigns forever.

In Witness Whereof, the said parties of the first part
have hereunto set their hands and seals the date above written.

Signed Sealed and Delivered

in presence of Sarah Bartow [Seal]
By her atty in fact C. T. Wheeler [Seal]
Philip Bartow [Seal]
By his atty in fact C. T. Wheeler
Peter Kleinhans [Seal]
By his atty in fact C. T. Wheeler
Danl. W. Kleinhans
Elizabeth Kleinhans [Seal]

451 ND
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State of California }
County of Sacramento } ss
On this Fourteenth day of February
A.D. one thousand eight hundred and
Sixty eight before me James E. Smith a Notary Public
in and for said County personally appeared C. T. Wheeler
personally known to me to be the same person described in
and who executed by Power of Attorney dated January 7th
1868 and recorded in the office of the County Recorder of the
County of Sacramento in Book "E" pages 68 and 69 the
annexed instrument as the Attorney in Fact of Philip
Bartow, Sarah Bartow and P. Kleinhans named in

the annexed Instrument as a party thereto and therein described as the party executing the same by their said attorney; and the said C. T. Wheeler acknowledged to me that he executed the same freely and voluntarily as and for the act and deed of the said Philip Bartow, Sarah Bartow & P. Kleinhans 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 first above written.

[Seal]

Jas. E. Smith
Notary Public Sac County

State of California }
County of Sacramento } ss

On this Fourteenth day of February ^{a.d.} one thousand eight hundred and sixty eight before me James E. Smith a Notary Public in and for said Sacramento County duly commissioned and sworn, personally appeared the within named D. W. Kleinhans and Elizabeth Kleinhans whose names are subscribed to the annexed instrument as parties thereto personally known to me to be the individuals described in and who executed the said annexed instrument, and who each acknowledged to me, that they each 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 first above written

[Seal]

Jas E. Smith Notary Public

A true copy of an original recorded at request of W. W. Pendegast Aug 15th A. D. 1868 at 30 mins past 10 A. M.

J. A. Howland Co-Recorder

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the annexed Instrument as a party thereto and therein described as the party executing the same by their said attorney; and the said C. J. Wheeler acknowledged to me that he executed the same freely and voluntarily as and for the act and Deed of the said Philip Bartow Sarah Bartow & P. Kleinhans 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 first above written.

[Seal]

Jas. E. Smith
Notary Public Sac County

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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 "L" of Deeds page 108 as the same appears of record in my office.

WITNESS my hand and official seal this 17th day

of June A. D. 1885

Henry Brown County Recorder.

By _____ Deputy.



U.S. Dist Ct. Dist-Cul.
L.C. 451. n. 5
Pess. 25.

100742

Filed Sept 22^d 1885

Southard Hoffman
Clerk

451 ND

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50¢ Stamp

W. H. C.

March 30th

1869

451 ND

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W. H. Chapman } This Indenture Made the 30th day
 To } of March in the year of our Lord
 D. E. Thompson } one thousand eight hundred and
 sixty nine Between W^m. Henry Chapman
 of Napa County California party of the first part, and
 D. E. Thompson of the second part. Witnesseth That
 the said party of the first part for and in consideration
 of the sum of Twenty Seven and $\frac{50}{100}$ Dollars in U. S. Gold Coin
 to him in hand paid by the said party of the second
 part at or before the executing and delivery of these presents
 the receipt whereof is hereby acknowledged has granted
 bargained and sold, conveyed and confirmed and by
 these presents does grant bargain and sell convey and
 confirm unto the said party of the second part and
 to his heirs and assigns forever, all that certain piece
 parcel or tract of land situate lying and being near the
 Head of "Browns Valley" Napa County California
 described as follows:

Beginning at a point in the center of the
 County Road from which a live oak 5 inches in
 diameter bears S $13\frac{1}{2}^{\circ}$ E 8 links distant and a Madrone 12
 inches in diameter bears S $30\frac{1}{2}^{\circ}$ W 84 links distant, thence
 South 74 links to the center of the branch, thence up the
 branch to the crossing of the County Road, thence down
 the center of the County Road N $44\frac{1}{4}^{\circ}$ E 3.06 chains N $68\frac{1}{4}^{\circ}$
 E 5 chains S $84\frac{3}{4}^{\circ}$ E 5.46 chains S $73\frac{1}{2}^{\circ}$ E 5.06 chains N
 $72\frac{1}{2}^{\circ}$ E 6.22 chains S $54\frac{3}{4}^{\circ}$ E 4.68 chains N $80\frac{1}{4}^{\circ}$ E 1.83 chains
 to place of beginning - Containing $3\frac{41}{100}$ acres being a portion
 of the land purchased by the party of the first part of J. O.

and D. W. Kleinhans.

Together with all and singular the tenements hereditaments and appurtenances thereto belonging or in anywise appertaining and the reversions and reversions remainders and remainders rents issues and profits thereof And also all the estate right title interest homestead claim 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 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 } William H. Chapman [Seal]
in the presence of }
Louis Bruck.

State of California } ss
County of Napa } On this thirtieth day of March
A.D. one thousand eight hundred
and Sixty Nine before me Louis Bruck a Notary Public
in and for said Napa County duly commissioned
and sworn personally appeared William H. Chapman
whose name is subscribed to the annexed instrument
as a party thereto personally known to me to be

the same person described in and who executed the said annexed instrument as a party thereto and the said William H. Chapman acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

In Witness Whereof I have herunto set my [Seal] hand and affixed my official seal the day and year in this Certificate first above written.

Louis Bruck
Notary Public

A true copy of an original recorded at request of D. E. Thompson March 30th A.D. 1869 at 30 mins past 11 A.M. the word "same" erased and the words "above described premises" interlined by me before signing

J. H. Howland
Co-Recorder

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the same person described in and who executed the
said annexed instrument as a party thereto and the said
William H. Chapman acknowledged to me that he executed
the same freely and voluntarily and for the uses and

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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 "L" of Deeds page 352 as the same appears
of record in my office.

WITNESS my hand and official seal this 17th day

of June A. D. 1885

Henry Brown County Recorder.

By _____ Deputy.



U.S. Dist. Ct. - Dist. Cal.
F. C. Vol. N. D.
p. 26
10042

Filed Sept. 22^d 1885

Jonathan Hoffman

451 ND

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Hoffman

Con Deed

W. W. Barlow to Thomas G. Spear

"

This Indenture made the second day of May in the year one thousand eight hundred and fifty three Between W. W. Barlow of Napa County and State of California of the first part and Thomas G. Spear of the same place of the second part Witnesseth. That the said party of the first part for and in consideration of the sum of One hundred fourteen & $\frac{91}{100}$ (\$114 $\frac{91}{100}$) Dollars lawful money of the United States of America to him in hand paid by the said party of the second part at or before the executing and delivery of these presents the receipt whereof is hereby acknowledged has bargained sold released remised and conveyed and by these presents doth bargain sell release remise and convey unto the said party of the second part and to his heirs and assigns forever all his right title interest and claim whatsoever in and to the following described premises viz:

Tract Number Two (No 2) containing one hundred thirty one and one third ($131\frac{1}{3}$) acres more or less and situated in the County of Napa and State of California To wit: Commencing at an Oak Tree marked on the bank of the Western branch of Napa Creek, where the Western line of Tract (No 1) number one joins said creek, and running with said line South Twenty four (24) degrees Fifty two (52) minutes West, Seventy Three chains Seventy (70) links to G. Sacketts North Eastern corner. Thence North Twenty eight (28) degrees fifteen (15) minutes West Forty (40) chains Eight (8) links. Thence North forty nine

(49) degrees Twenty eight (28) minutes East thirty six (36) chains Eighty three (83) links to a stake on the bank of the aforementioned Creek. Thence following the meanders of said Creek and in the center thereof to the place of beginning.

Together with all and singular the tenements hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversion and reversions, remainder and remainders, rents issues ^{and} profits thereof.

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. And the party of the first part doth covenant that his right title and interest in the above premises he will ever warrant and defend against all persons lawfully claiming the same.

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

Sealed and Delivered in the presence of

Lewis Peck

S. P. Dewey

W. W. Barlow

[L.S.]

State of California } ss On this fourth day of May A.D.
County of San Francisco } one thousand eight hundred and Fifty-

Three before me a Notary Public
in and for said County personally appeared William
W. Barlow known to me to be the person described in

and who executed the foregoing conveyance, and acknowledged that he executed the same freely and voluntarily for the uses and purposes therein expressed.

In Testimony Whereof I have subscribed these presents and affixed my official seal the day and year last above written.

Squire P. Dewey Notary Public

Received for record June 18th A.D. 1853 at 9 o'clock A.M. and recorded at the request of Thomas G. Spear.

~~Diagram of Tract of Land described in the foregoing Deed.~~

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and who executed the foregoing conveyance, and acknowl-
-edged that he executed the same freely and voluntarily for
the uses and purposes therein expressed.

In Testimony Whereof I have subscribed these

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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 3777378 as the same appears
of record in my office.

WITNESS my hand and official seal this 17th day

of June A. D. 1885

Henry Brown County Recorder.

By _____ Deputy.



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*N.S. Dist Ct Dist Ct.
L.C. 451. n.d.
1004 27*

*Filed Sept 22 1885
Soutard Hoffman
Cully*

Com

Deed

Thos G. Spear To J. Evans Brown

This Indenture Made the nineteenth day of September in the year of our Lord one thousand eight hundred and fifty five Between Thomas G. Spear of the City and County of San Francisco and State of California party of the first part and J. Evans Brown of the City and County of Napa and State of California of the second part Witnesseth That the said party of the first part for and in consideration of the sum of Fifty dollars lawful money of the United States of America to him in hand paid by the said party of the second part at or before the executing and delivery of these presents the receipt whereof is hereby acknowledged has granted bargained sold and conveyed and by these presents does grant bargain sell and convey unto the said party of the second part and to his heirs and assigns forever. All that piece or parcel of land situate and being in the County of Napa State of California near Browns Valley and described as follows to wit:

Commencing at an oak tree marked on the bank of the Western branch of Napa Creek, where a Western line of Tract No one joins said creek and running with the said line South $24^{\circ}52'$ West Seventy three chains and seventy links to G. Sacketts North West corner. Thence North $28^{\circ}15'$ West forty chains and eight links. Thence North $49^{\circ}28'$ East Thirty six chains and eighty three links to a stake on the aforementioned creek. Thence following the meanders of

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said Creek, and in the center of said Creek to the place of beginning. containing one hundred and thirty one and one third acres more or less, and being a subdivision of the tract of land as made and owned by W. W. Barlow, and the same tract deeded by said Barlow to the said Thomas G. Spear by deed bearing date the second day of May 1853. See map of said property for particulars. Together with all and singular the tenements hereditaments and appurtenances thereto belonging and in any wise appertaining and the reversion and reversions, remainders 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 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 and his 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 presence of

E. S. Benson

T. G. Spear [Seal]

State of California } ss

County of San Francisco } On this nineteenth day of

September A.D. one thousand eight hundred and Fifty-Five before me a Notary Public in and for said County personally appeared Thomas G. Spear personally known to me to be the individual described in and who executed the foregoing conveyance and acknowledged that he executed the same freely and voluntarily for the uses and purposes therein mentioned

In Witness Whereof I have hereunto set my hand and affixed my official Seal in the County aforesaid the day and year first above written.

Seal

E. S. Benson

Notary Public

Filed for record September 21st A.D. 1855 at 12 o'clock M.
recorded at the request of J. Evans Brown.

September A.D. one thousand eight hundred and

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 "6" of Deeds page 307 as the same appears of record in my office.

WITNESS my hand and official seal this 17th day

of June A. D. 1885

Henry Brown County Recorder.

By Deputy.



M. J. Pitt at Pitt Cal.
L. C. 451. n. p.
Pitt Sept 28.

for 4th
Filed Sept. 22^d 1885
Douglas H. H. H. H.
C. H. H.

com

John Doe by
C. H. Allen Sheriff

To

Edward Cotterill

To all to whom these presents shall
come. I Charles H. Allen Sheriff of the
County of Napa send Greeting: Whereas
on the 19th day of March A. D. 1862 the
People of the State of California recovered

judgment in Justice A. A. Heurnewells Court of Napa Town-
ship of the County aforesaid and State of California against

John Doe and the real estate and Improvements described
in the hereinafter mentioned Execution and Order of Sale
together with an Order of Sale against the Real Estate partic-
ularly mentioned and described in the hereinafter mentioned

Execution and order of sale, and of which said real estate
the hereinafter particularly described piece parcel or tract

is a part for Eighteen (18) Dollars and seven (07) cents in a
suit for the recovery, in the manner provided by statute

of Delinquent taxes which had attached and become a lien
due and unpaid on the premises described in said Execution

and Order of Sale, and the further sum of fifteen (15) Dollars
twenty one (21) cents costs and all accruing costs, which

said Judgment interest and all costs amounted on the
day of the sale hereinafter mentioned to the total sum

of fifty eight (58) Dollars and twenty two cents and Whereas
afterward on the 9th day of May the aforesaid Judgment was

docketed in the office of the Clerk of the County Court in and
for the said County and State, And Whereas afterward on the

9th day of May A. D. 1862 a Writ of Execution and Order of
Sale, to me directed, issued out of the office of the Clerk

of the County Court aforesaid in and for said County and
State upon the said Judgment hereinbefore described, and

by me received on the 9th day of May A.D. 1862 by which I was commanded to levy and cause to be made out of the personal property of the said John Doe and if sufficient personal property could not be found then out of the real property described in said Execution and Order of Sale, and of which the hereinafter particularly mentioned and described parcel is a part, as will by said Writ more fully appear, reference being thereto had. And Whereas after the receipt of the said Writ of Execution and Order of Sale by me, and before the day of the return thereof I did by virtue of the said Writ of Execution and Order of Sale levy on seize and take the lands therein particularly described to satisfy the said Judgment Costs and Charges, and did give the legal notice of the time and place of the sale thereof, according to the Statute in such case made and provided, and upon the day of such sale to-wit the 9th day of June A.D. 1862 at 2 o'clock P.M. sold the lands hereinafter more particularly described according to the statute in such case made and provided to Bradford Seaman for the sum of fifty-eight (58) Dollars and twenty two cents that sum being the total amount as aforesaid of the Judgment and all costs then due; and said Bradford Seaman being the bidder who would take the least quantity of the property described in the aforesaid Execution and Order of Sale and pay the Judgment and all costs; and the hereinafter particularly described tract or parcel being the least quantity of the property described in said Execution and Order of Sale which any purchaser would take and pay the Judgment and all costs. And Whereas six months have expired since the day of said sale, and Whereas no redemption has been made

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of said premises or any part or portion thereof. And whereas
on the 20th day of November A.D. 1862 the said Bradford Seaman
by a written assignment on his duplicate Certificate of Sale
sold assigned transferred and set over to Edward Colterill of the
County of Napa State aforesaid all his right title and
interest in and to the said Certificate.

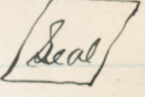
Now therefore know ye that I Charles H. Allen the
Sheriff aforesaid by virtue of the aforesaid Writ of Execution
and Order of Sale and of the Statute in such case made
and provided, and in consideration of the premises and in
consideration of the aforesaid sum of fifty eight (58) Dollars
and twenty two cents to me the Sheriff as aforesaid in hand
paid by the said Bradford Seaman the receipt whereof is
hereby acknowledged have granted bargained sold and by
these presents do grant bargain and sell unto the said
Edward Colterill assignee of Bradford Seaman as aforesaid
and to his heirs and assigns forever, all that certain
tract or parcel of land situated in the County and State aforesaid
and known and described as follows to-wit: One
Hundred and Sixty acres more or less in Napa Township
Beginning on the West fork of Napa Creek at the North West
of a tract of land sold by W. Heeser to John Wixon August
31st 1859 and running thence along the West line of said
tract South $24^{\circ}52'$ W $73\frac{79}{100}$ chains to G. Sacketts former N. E. corner
Thence North $28^{\circ}18'$ West $40\frac{05}{100}$ chains, Thence North $9^{\circ}28'$ East
 $36\frac{53}{100}$ chains to the West bank of Napa Creek, thence down
the middle of said Creek to the place of beginning
Together with the appurtenances. To have and to hold
the said described property and every part thereof

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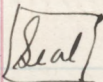
with the appurtenances unto the said Edward Cotterill
his heirs and assigns forever as fully and absolutely as if
the said Charles H. Allen as Sheriff aforesaid, and under the
authority and by reason of the premises aforesaid may can
or ought to sell and convey the same.

In Witness Whereof I have hereunto set my hand and
seal the second day of February- 1863-

Signed Sealed and Delivered in the presence of
the words "premises and in consideration of the" Chas H. Allen 
on the second page mentioned before signing. Sheriff of Napa County

State of California } ss On this third day of February A.D. one
County of Napa } thousand eight hundred and sixty three
before me Robert Lovock Clerk of the County Court in and
for said County, personally appeared the within named Charles
H. Allen Sheriff of the County of Napa, whose name is
subscribed to the annexed instrument as a party thereto person-
ally known to me to be the individual described in and who
executed the said annexed instrument and he duly 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
the seal of said Court, at office in Napa City the day and year
last above written.



Robt Lovock Clerk

A true copy of an original recorded at request of Edward Cotterill 2nd February 1863 at 35 min
past 2 o'clock P.M.

The words "and upon the day of such sale to-wit the
9th day of June A.D. 1862 at 2 o'clock P.M Sold

the lands hereinafter more particularly described
according to the Statute in such case made and
provided & interlined on top of 70th Page before
signed by me

Rob Crouch A Recorder
By J. C. Perwell Deput

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 "H" of Deeds page 69 as the same appears
of record in my office.

WITNESS my hand and official seal this 17th day

of June A. D. 1885

Henry Brown County Recorder.

By _____ Deputy.



W. S. Dickel - dit. Cal.
R. C. 451. N. S.
puffbl. 29.

1004
Filed Sept 22^d 1885

Southern Hoffman

451 ND
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Curly

Comp

451 ND

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25¢ Stamp

1867

July 18

R. S. 5

25¢ Stamp

1867

July 18

R. S. 7

Edward Cotterill by Admrs. } This Indenture Made this
 to } Sixteenth day of July A.D
 Bradford Seaman } 1867 Between Hulda Colter-
 ill the duly appointed, qual-
 ified and acting Administratrix and R. S. Thompson the duly
 appointed qualified and acting Administrator of the Estate
 of Edward Cotterill deceased, late of the County of Napa and
 State of California parties hereto of the first part and
 Bradford Seaman of the County and State aforesaid party
 hereto of the second part, Witnesseth that whereas a final
 Judgment and decree was rendered in the District Court
 of the Seventh Judicial District of the State of California
 in and for said Napa County on the sixth day of June
 A.D. 1867 in a certain action then pending in said Court
 wherein the said Bradford Seaman was Plaintiff and the
 said Administratrix and Administrator parties hereto of the
 first part and others were defendants which said judgment
 and Decree is in the words and figures following to-wit:
 "In the District Court of the Seventh Judicial District
 of the State of California in and for the County of Napa"
 Bradford Seaman - Plff vs Hulda Cotterill, Jennie
 Cotterill Edward Cotterill and Mary Ann Cotterill
 Hulda Cotterill Administratrix and R. S. Thompson
 Administrator of the Estate of Edward Cotterill Deceased Defts "
 This cause coming on this day for hearing upon
 the Pleadings and Proofs herein and the parties being
 present by their respective counsel and the Guardians
 ad Litem of the infant defendants herein being present
 and consenting thereto this cause was submitted to

the Court upon the pleadings and proofs adduced and the Court having duly considered the same finds as matter of fact that all the matters of fact set forth in the Plaintiffs Complaint herein and not specifically denied by Defendants answer are true, and especially that the title to the lands hereinafter described as obtained by the assignment of the Certificate of Sale and the Deeds based thereon as set forth in said Complaint was held by said Edward Cotterill in his life time as a security for the payment of certain sums of money as mentioned in said Complaint and for no other purpose. That said moneys so secured to be paid by said Certificate and the Deeds and Conveyances based thereon were during the lifetime of said Edward Cotterill all duly and fully paid by said plaintiff by means of the payments set forth and mentioned in the Complaint herein and that said Edward Cotterill now deceased at the time of his death held the legal title to said lands in trust for said Plaintiff and that no other or higher estate than a trust estate as aforesaid did exist or remain in said Edward Cotterill at the time of his death nor did any other or higher estate descend to the administrators and heirs of said Edward Cotterill deceased, nor does said estate now hold any other or higher estate by virtue of the assignment of said Certificate and the Deeds based thereon than the trust estate aforesaid. And that said Plaintiff having fully paid and discharged all of said obligations and trusts on his part to be paid and discharged and that before the death of said Edward Cotterill and during his lifetime said Plaintiff was

entitled to a conveyance of said lands from him the said Edward Cotterill (now deceased) and after his death said Plaintiff became and still is entitled to the conveyance by said Administrators of said Estate of all the right title interest and estate to said lands being and existing in said Edward Cotterill deceased at the time of his death and now being in the said Administrators by virtue of their said Letters of Administration and the statute in such case made and provided." Wherefore by reason of the premises aforesaid and by reason of the law. It is hereby ordered, adjudged and decreed that the said Hulda Cotterill as Administratrix and the said R. S. Thompson as Administrator of the Estate of said Edward Cotterill deceased, do within a reasonable time from the date hereof make, execute and deliver to the said Bradford Seaman a good, proper and legal conveyance to the following described premises, being the same as described in the Complaint herein to-wit:

All that certain tract or parcel of land situated in the County of Napa and State of California being one hundred and sixty acres more or less. in Napa Township, beginning on the West fork of Napa Creek at the North West corner of a tract of land sold by W. Heuser to John Nixon August 31st 1857 and running thence along the West line of said tract South $24^{\circ}52'$ West 73.70 chains to G. Sackett's former Northeast corner, thence North $28^{\circ}18'$ West 40.08 chains thence North $9^{\circ}28'$ East 36.83 chains to the West bank of Napa Creek, thence down the middle of said Creek to the place of beginning which said Deed of Conveyance shall be sufficient in manner and form to convey to him the

said Bradford Seaman all the right title interest and estate of said Edward Colterill deceased in the said premises at the time of his death and all the right title and interest that the said estate by operation of Law or otherwise may have acquired to the said premises other than that of the said Edward Colterill deceased, at the time of his decease - that said heirs and all persons holding or claiming any right title interest or estate in or to said premises or any part thereof under or through said Edward Colterill by reason of the assignment of said Certificate of sale as set forth in said Complaint or any conveyances based or founded therein be forever barred from setting up such claim or in any manner holding or attempting to hold said premises or any portion thereof by reason of said claim "It is further ordered adjudged and Decreed by reason of the premises aforesaid and by reason of the equities herein, that said Plaintiff pay the charges and expenses of making said Deed of conveyance and executing the same, and also all the costs and charges of this action. Dated and signed in open Court this 6th day of June A.D. 1867

J. B. Southard

District Judge

Now Therefore This Indenture witnesseth that the said Huldah Colterill Administratrix and R. S. Thompson Administrator of the Estate of said Edward Colterill deceased parties hereto of the first part in consideration of the premises and in pursuance of the requirements and conditions of said Judgment and Decree hereinbefore set forth do hereby grant bargain sell and convey unto the said Bradford Seaman

party hereto of the second part and to his heirs and assigns forever, All the right title and interest in and to that certain tract of land hereinbefore particularly described which the said Edward Cotterill deceased held in and to the same at the time of his death, and all the right title and interest that the estate of said Edward Cotterill deceased by operation of law or otherwise may have acquired in and to the lands and premises hereinbefore described.

Together with all and singular the tenements hereditaments and appurtenances therunto belonging or in any wise appertaining

To have and to hold all and singular the hereinbefore 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 said parties hereto of the first part have hereunto set their hands and seals the day and year first above written.

In Presence of "the words"
than a trust estate as aforesaid
did exist or remain in said Edward
Cotterill at the time of his death nor
did any other or higher estate"
interlined between 21st & 22nd
line on 3rd page before signing
J. H. Howland

Heulda Cotterill [Seal]
Administratrix of the Estate of
Edward Cotterill deceased

R. S. Thompson [Seal]
Administrator of the Estate of
Edward Cotterill deceased.

State of California } ss On this seventeenth day of August
County of Napa } A.D. one thousand eight hundred
and sixty seven before me J. H. Howland a Notary Public
in and for said Napa County duly commissioned and
sworn personally appeared Heulda Cotterill Administratrix

of the Estate of Edward Cotterill deceased and R. S. Thompson Administrator of the Estate of Edward Cotterill deceased whose names are subscribed to the annexed instrument as parties thereto personally known to me to be the same persons described in and who executed the said annexed instrument as parties thereto and they severally duly acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned as such Administrators and Administrator aforesaid.

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

Seal

J. H. Howland
Notary Public

A true copy of an original recorded at request of Robert Linnick August 26th A.D. 1867 at 30 mins past 9 A.M.

J. H. Howland
C. Recorder

of the Estate of Edward Cotterill deceased and R. S. Thompson Administrator of the Estate of Edward Cotterill deceased whose names are subscribed to the annexed instrument as parties thereto personally known to me to be the same persons described in and who executed the said annexed instrument as parties thereto and they severally duly acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned as such Administratrix and Administrator aforesaid.

451 ND

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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 K of Deeds page 95 as the same appears of record in my office.

WITNESS my hand and official seal this 17th day

of June A. D. 1885

Henry Brown County Recorder.

By _____ Deputy.

W. S. Smith Ch. Dist. Cal.
F. C. 451. n. D.
p. 160 Sept 30
book 4

Filed Sept 22^d 1885

Southard & Hyman
Clerk

451 ND
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Com

451 ND

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J. E. Brown by Sheriff } This Indenture made this
 To } fourteenth day of January
 Robert Crouch } A.D. 1868 Between Ralph
 Ellis as Sheriff of Napa

County California of the first part and Robert Crouch
 of the County and State aforesaid of the second part.
 Whereas, by virtue of a certain Writ of Execution issued out
 of and made under the Seal of the District Court of the
 fifteenth Judicial District of the State of California in
 and for the City and County of San Francisco in a certain
 action then pending in said Court wherein W^m A. Piper
 was Plaintiff and J. Evans Brown Defendant duly tested
 on the 10th day of June A.D. 1867 to the said Sheriff directed
 and delivered, commanding him that of the goods and
 chattels of the said J. Evans Brown Defendant aforesaid
 in his Bailiwick he should cause to be made certain
 moneys in the said writ specified and if sufficient goods
 of the last named person could not be found that then he
 should cause the amount of said judgment to be made of
 the lands tenements and real estate whereof the said last named
 person was seized: And Whereas because sufficient goods and
 chattels of the last named person in the said writ could not
 be found whereof he the said Sheriff could cause to be made
 the moneys specified in said writ he the said Sheriff did in
 obedience to said command levy on take and seize all the
 Estate, right title and interest of the said last named person
 of in and to the lands, tenements real estate and premises
 hereinafter particularly set forth and described with the
 appurtenances, and did on the thirteenth (13th) day of

50¢ Stamp
 R. Ellis
 July 14, 1868
 R. E.

50¢ Stamp
 R. E
 July 14, 1868

50¢ Stamp
 R. Ellis
 July 14, 1868

July 1867 sell all the right title and interest of the said last named person in and to the said premises at public vendue at the Court House Door in the Town of Napa City in said Napa County, State aforesaid between the hours of nine in the morning and five in the afternoon of that day namely at twelve o'clock noon he having first given notice of the time and place of such sale according to law: at which sale the right title and interest of the last named person in and to the said premises were struck off and sold to Robert Crouch for the sum of Twelve hundred and one (1201) Dollars, he the said Robert Crouch being the highest bidder and that being the highest sum bidden for the same whereupon the said Sheriff after receiving from said purchaser the said sum of money so bidden as aforesaid, gave to him such certificate as is by law directed to be given and a certificate of such sale was duly filed in the office of the Recorder of Napa County State of California. And Whereas the six months after such sale thereof have expired without any redemption of the said premises having been made, Now This Indenture Witnesseth That I Ralph Ellis the Sheriff as aforesaid by virtue of the said Writ, and in pursuance of the Statute in such case made and provided, for and in consideration of the sum of money above mentioned to me in hand paid as aforesaid the receipt whereof is hereby acknowledged have granted, bargained sold conveyed and confirmed and by these presents do grant, bargain sell convey and confirm unto the said Robert Crouch his heirs or assigns, all the estate right title and interest of the said person against whom the said writ of Execution has been issued as aforesaid

of in and to all the following described property to-wit:
 All that piece or parcel of land situate and being in the County
 of Napa State of California near Brown's Valley and described
 as follows to-wit: Commencing at an oak tree marked on the
 bank of the Western branch of Napa Creek where a Western
 line of tract No one joins said Creek, and running with
 the said line South $24^{\circ}52'$ West 73.70 chains to G. Sacketts
 North West corner. thence North $28^{\circ}15'$ West 40.08 chains,
 thence North $49^{\circ}28'$ East 36.83 chains to a stake on the afo-
 -mentioned Creek, thence following the meanders of said Creek
 and in the center of said Creek to the place of beginning con-
 -taining one hundred thirty one and one third ($131\frac{1}{3}$) acres more
 or less and being a subdivision of the tract of land as made
 and owned by W. W. Barlow and the same tract deeded by said
 Barlow to Thomas G. Spear by Deed bearing date the second day
 of May 1853 and by said Spear conveyed to said J. Evans Brown
 by Deed dated September 19th 1855 - Together with all and
 singular the hereditaments and appurtenances thereto
 belonging or in anywise appertaining. To have and to
 hold the said above mentioned and described premises with
 the appurtenances unto the said Robert Crouch his heirs
 and assigns forever as fully and absolutely as I Ralph
 Ellis the Sheriff aforesaid can may or ought to by virtue of the
 said writ and of the Statute in such case made and provided grant
 bargain sell, release, assign convey and confirm the same.

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

Sealed and Delivered in the presence of.

The word "noon" interlined on 22nd line before signing
 C. B. Seely

Ralph Ellis Seal

Sheriff of Napa County
 California

State of California } ss On this fourteenth (14th) day of January A. D. one
County of Napa } thousand eight hundred and sixty eight before me C. B.
Seely County Clerk and ex-officio Clerk of the County Court in and for said
County personally appeared Ralph Ellis Sheriff of Napa County State of California
personally known to me to be the individual described in and who executed the an-
nexed Instrument and he acknowledged to me that as such Sheriff 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 the Seal of said Court in this County the day and
year in this Certificate first above written.

C. B. Seely Clerk

A true copy of an original recorded at request of Robert Crouch 16th
January A. D. 1868 at 5 mins past 3. P. M.

J. H. Howland Correcorder

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W. J. Howland Correc. Clerk
1868
Ralph Ellis Sheriff
1868

1868
1868

W. J. Howland
C. B. Seely

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 K of Deeds page 295 as the same appears
of record in my office.

WITNESS my hand and official seal this 17th day

of June A. D. 1885

Henry Brown County Recorder.

By _____ Deputy.

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Handwritten notes:
Cul.
Book 49
Filed Sept 22 1886
Amundson

B. Seaman ^{and} R. Crouch } This Indenture Made the
To } Twenty Eighth day of Feb-
D. E. Thompson } ruary A.D. one thousand eight
hundred and seventy Between

Bradford Seaman and Robert Crouch of the County of Napa and State of California parties of the first part and D. E. Thompson of the County and State aforesaid party of the second part Witnesseth, That the said parties of the first part, for and in consideration of the sum of Fifty (50) Dollars U. S. Gold Coin to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged do hereby grant, remise release and quitclaim unto the said party of the second part and to his heirs and assigns forever, All that certain piece or parcel of land situate lying and being in the County of Napa and State of California and described as follows to-wit:

Beginning at a Post set in the center of a Dry Branch or ravine from which a White Oak 30 inches in diameter bears S 16 1/2° W 84 links distant, said post being set in the Easterly line of a tract of land conveyed by Ralph Ellis Sheriff of Napa County to said Robert Crouch by Deed Dated 14th January 1868, running thence North 24° 52' East on said line to the center of the Western Branch of Napa Creek, thence up the center of said Western branch to the mouth of said Dry branch or ravine; thence up the center of said Dry Branch or Ravine to the place of beginning, containing One & ²²/₁₀₀ (1.22) acres, a little more or less. The distance from said point of beginning, to the center of said Western branch of Napa Creek being 12 chains a little more or less.

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50 of Slawick

D. E. T.

July 21st

1870

County Court of said Napa County
the day and year in this Certificate above written.

C. B. Seeley

County Clerk of Napa County California

[Seal]

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A true copy of an original recorded at request of D. E.
Thompson July 7th A.D. 1870 at 45-min past 3. P. M.

L. M. Corwin CoRecorder

By J. C. Pierson Dep't.

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[Seal]

County Court of said Napa County
the day and year in this Certificate above written.

C. B. Seeley

County Clerk of Napa County California

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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 "N" of Deeds page 22 as the same appears
of record in my office.

WITNESS my hand and official seal this 17th day

of June A. D. 1885

Henry Brown County Recorder.

By _____ Deputy.



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M. J. Dink Ct. Dink Cal.
F. C. H. V. N. P.
F. C. H. V. N. P. 32

1004d
Filed Sept 22^d 1885.
Joubert H. J. J. J.
Candy

D. E. Thompson } This Indenture Made the eighteenth
 To } day of January in the year of
 John D. Thompson } our Lord one thousand eight hundred
 and Seventy Six Between D. E. Thompson

late of the County of Napa and State of California now
 residing in the County of Wasco in the State of Oregon
 party of the first part and John D. Thompson of the
 County of Warren, State of Illinois the party of the
 second part Witnesseth, that the said party of the
 first part for and in consideration of the sum of one
 Dollar lawful money of the United States of America
 to him in hand paid by the said party of the second
 part, at or before the sealing and delivery of these
 presents the receipt whereof is hereby acknowledged
 hath granted, bargained and sold and by these presents
 doth grant, bargain and sell unto the said party
 of the second part and to his heirs and assigns forever,
 all those certain piece parcels or tracts of land lying
 and being situate near the head of Browns Valley in Napa
 County, State of California and described as follows:

First Tract: Beginning at a white oak tree at the head
 of a dry branch leading into Napa Creek said tree
 being 2 feet in diameter and marked with three notches
 on 2 sides. Thence S 73° E 7.50 chains to the corner of a fence
 formerly of G. F. Reeves. Thence S 7° N 27⁷⁰/₁₀₀ chains along the
 line of said Reeves fence to the S. W. corner of said Reeves
 and land formerly of S. King Thence N 68° W 39 chains
 to a post in the angle of a fence. Thence N 24° 52' E
 53⁵⁰ chains to a post in the middle of the said Dry Branch

from which a white oak $2\frac{1}{2}$ feet in diameter bears S $16\frac{1}{2}^{\circ}$ W 0.84 links distant & thence following the middle of said Dry Branch southerly to the place of beginning containing $98\frac{40}{1000}$ acres.

Second Tract. Beginning at a point in the center of the County Road from which a live oak 5 inches in diameter bears S $13\frac{1}{2}^{\circ}$ E. 8 links distant and a Madrone 12 inches in diameter bears S $30\frac{1}{2}^{\circ}$ W 84 links distant. Thence South 74 links to the center of the branch, thence up the branch to the crossing of the County Road, thence down the center of the County Road N $44\frac{1}{4}^{\circ}$ E 3.06 chains N $68\frac{1}{4}^{\circ}$ E 5 chains S $84\frac{3}{4}^{\circ}$ E 5.46 chains S $73\frac{1}{2}^{\circ}$ E 5.06 chains N $72\frac{1}{2}^{\circ}$ E 6.22 chains S $54\frac{3}{4}^{\circ}$ E 4.68 chains N $80\frac{1}{4}^{\circ}$ E 1.83 chains to the place of beginning containing $3\frac{41}{1000}$ acres being a portion of the land purchased by Wm Henry Chapman of T. P. and D. W. Kleinhans.

Third Tract. Beginning at a post set in the center of a Dry branch or ravine from which a white oak 30 inches in diameter bears S $16\frac{1}{2}^{\circ}$ W 84 links distant, said post being set in the Easterly line of a tract of land conveyed by Ralph Ellis Sheriff of Napa County to Robert Crouch by deed dated 14th Jan'y 1868 running thence North 2,405.2' East on said line to the center of the West branch of Napa Creek. Thence up the center of said Western branch to the mouth of said Dry Branch or ravine, thence up the center of said Dry branch or ravine to the place of beginning containing one $\frac{22}{1000}$ (1.22) acres a little more or less. The distance from said point of beginning to the center of said Western branch of Napa Creek being 12 chains a little more or less.

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Fourth Tract: Beginning at a point in Napa Creek where the upper line of land deeded by J. D. Thompson to R. S. Thompson on the second day of November 1870 corners in the center of said Creek and running thence up said Creek to the lands of B. Seaman. Thence South $24\frac{3}{4}^{\circ}$ W along the boundary of said Seaman's land to the lands of said D. E. Thompson. Thence following the line between the lands of D. E. Thompson and those of J. D. Thompson to the S. W corner of lands of M. Jensen. Thence N $7\frac{1}{4}^{\circ}$ East 17.50 chains to a stake, from which a forked live oak tree 10 inches in diameter bears S $23\frac{1}{2}^{\circ}$ E 92 links distant. Thence N 71° E 8.50 chains, thence N 73° E 15.40 chains. Thence N $57\frac{3}{4}^{\circ}$ E 3.70 chs. Thence N $73\frac{1}{2}^{\circ}$ E 4.45 chs. Thence N $40\frac{1}{2}^{\circ}$ E 8.50 chs to a meander post (from which a live oak tree 12 inches in diameter bears N $18\frac{1}{2}^{\circ}$ W 113 links distant) 10 chs to the center of said Napa Creek. Thence up the center of said creek to the place of beginning and containing $146\frac{2}{1000}$ acres of land.

Together with all and singular the tenements hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversion and reversions remainders 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 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 said party 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 } D. E. Thompson [Seal]
B. Withers R. F. Gibbons }

State of Oregon } ss On this Fifth day of February A. D. 1876 before
County of Wasco } the undersigned a County Clerk appeared the
within named D. E. Thompson who is personally known to me
to be the individual described in and who executed the foregoing
Conveyance and acknowledged to me that he had executed the same
for the uses and purposes therein mentioned In Testimony Whereof
I have hereunto set my hand and affixed my official
[Seal] Seal this day and year above written.
R. F. Gibbons County Clerk

A true copy of an original recorded at request of John D. Thompson Nov
15-A. D. 1877 at 11.30 A. M.

J. M. Ward Jr. Co Recorder
By W. E. Dewese Deputy

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Filed for
22 1880
Richard H. [unclear]
Clerk

the said party of the second part his heirs and assigns forever.

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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 X of Deeds page 310 as the same appears of record in my office.

WITNESS my hand and official seal this 17th day

of June A. D. 1885

Henry Brown County Recorder.

By _____ Deputy.



Filed for record in Book X of Deeds page 310

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PAGE 212

*Filed ~~Sept 22~~ 27 1885
Richard H. Luman
County*

Index 27 of Deeds page 48.

John D. Thompson }
T. R. Davies }

This Indenture, Made the Twenty Seventh day of March in the year of our Lord one thousand eight hundred and seventy three, Between John D. Thompson of the City and County of San Francisco, State of California the Party of the First Part and T. R. Davies of the same place the party of the second part, Witnesseth: That the said party of the first part, for and in consideration of the sum of Seven Thousand 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 sealing and delivery of these presents, the receipt whereof is hereby acknowledged, doth grant, bargain, sell and conveyed and by these presents doth 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 county of Napa and State of California, and bounded and particularly described as follows, to wit: First Tract - beginning at a white oak tree at the head of a dry branch leading into Napa Creek, said tree being 2 feet in diameter and marked with three notches on sides. Thence S. 73° E. 1.50 chains to the corner of a fence

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formerly of G. F. Reeves. Thence $S 70^{\circ} W$ $27\frac{7}{100}$ chains along the line of said Reeves fence to the S. W. corner of said Reeves and land formerly of S. Wing. Thence $N 68^{\circ} W$ 39 chains to a post in the angle of a fence. Thence $N. 24^{\circ} 52' E. 53\frac{5}{100}$ chains to a post in the middle of said dry branch from which a white Oak $2\frac{1}{2}$ feet in diameter bears $S. 16\frac{1}{2}^{\circ} W.$ 0.84 links distant and thence following the middle of said dry branch Southwesterly to the place of beginning containing $98\frac{4}{100}$ acres.

Second Tract - beginning at a point in the center of the county road from which a live Oak 5 inches in diameter bears $S 13\frac{1}{2}^{\circ} E.$ 8 links distant and a madrone 12 inches in diameter bears $S 30\frac{1}{2}^{\circ} W$ 84 links distant. Thence South 74 links to the center of the branch. Thence up the branch to the crossing of the county road. Thence down the center of the county road $N. 44\frac{1}{4}^{\circ} E.$ 3.06 chains $N. 68\frac{1}{4}^{\circ} E$ 5 chains $S 84\frac{3}{4}^{\circ} E.$ 5.46 chains $S 73\frac{1}{2}^{\circ} E$ 5.06 chains $N. 72\frac{1}{2}^{\circ} E.$ 6.22 $S 54\frac{3}{4}^{\circ} E$ 4.68 chains $N. 80\frac{1}{4}^{\circ} E$ 1.83 chains to the place of beginning containing $3\frac{4}{100}$ Acres being a portion of the land purchased by Wm Denny Chapman of D. P. and O. W. Klinhaus

Third Tract - Beginning at a post set in the center of a dry branch or ravine from which a white oak 30 inches in diameter bears $S 16\frac{1}{2}^{\circ} W$ 84 links distant said post being set in the

Easterly line of a tract of land conveyed by Ralph Ellis Sheriff of Napa County to Robert Brouch by deed by deed dated 14th Jan'y 1868 running thence North $24^{\circ}52'$ East on said line to the center of the West branch of Napa Creek, thence up the center of said Western branch to the mouth of said dry branch or ravine thence up the center of said dry branch or ravine to the place of beginning containing One & $\frac{22}{100}$ acres a little more or less, the distance from said point of beginning to the center of said Western branch of Napa Creek being 12 chains a little more or less.

Fourth Tract - Beginning at a point in Napa Creek where the upper line of land deeded by J. D. Thompson to R. S. Thompson on the second day of November 1870 corners in the center of said creek and running thence up said creek to the lands of B. Seaman. Thence $S 24^{\circ}\frac{3}{4}' W$ along the boundary of said Seaman's land to the lands of said D. E. Thompson thence following the line between the lands of D. E. Thompson and those of J. D. Thompson to the S. W. corner of lands of M. Jensen. Thence $N 71^{\circ}\frac{1}{4}' E$ 17.50 chains to a stake from which a forked live oak tree 10 inches in diameter bears $S 23^{\circ}\frac{1}{2}' E$ 92 links distant thence $N 71^{\circ} E$ 8.50 chains Thence $N 73^{\circ} E$ 15.40 chains Thence $N. 57^{\circ}\frac{3}{4}' E$ 3.70 chs, Thence $N. 73^{\circ}\frac{1}{2}' E$ 4.45 chains, Thence $N 40^{\circ}\frac{1}{2}' E$ 8.50 chains to a

State of California
City and County of San Francisco } s.s.

On the Twenty seventh
day of March A. D. One Thousand Eight Hundred
and seventy nine before me, Geo. T. Knox, a Notary
Public in and for said City and County, residing
therein, duly commissioned and sworn, personally
appeared Alexander Boyd known to me to be the
person whose name is subscribed to the within
instrument as the Attorney in fact of John
D. Thompson and acknowledged to me that
he subscribed the name of John D. Thompson
thereto as principal and his own name as
Attorney in fact.

In Witness Whereof, I have hereunto set
my hand, and affixed my official
seal, at my office in the City and County
of San Francisco, the day and year
last above written

Geo T. Knox.

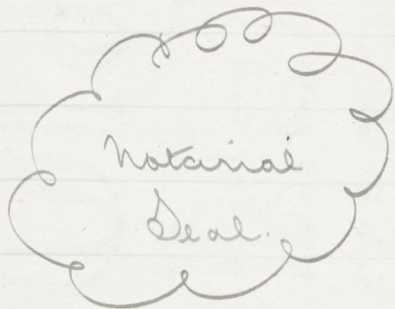
Notary Public

A true copy of an original recorded at request
of R. H. Sterling March 28. A. D. 1879, at
32 mins past 8 am.

J. W. Ward Jr. Co. Recorder

By W. E. Demese
Deputy

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State of California
City and County of San Francisco } ss.

On the Twenty seventh
day of March A. D. One Thousand Eight Hundred
and seventy nine before me, Geo. S. Knox, a Notary
Public in and for said City and County, residing
therein, duly commissioned and sworn, personally
appeared Alexander Boyd known to me to be the
person whose name is subscribed to the within
instrument as the Attorney in fact of John
D. Pe...

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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 27 of deeds page 48 as the same appears
of record in my office.

WITNESS my hand and official seal this 16th day
of Sept A. D. 1885

Henry Brown County Recorder.

By _____ Deputy.



N. J. Pint. Ct. Dist. Cal.
L. C. 451. n. o.
p. 34.

Filed Sept 22 1885

Jonathan Hoffman
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U. S. District Court, District of California

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In the Matter of the Petition
of Thomas R. Davies
for Confirmation to him of
portion of Rancho de Tapa

No 451.

Report of Commissioner
Douthard Hoffman
with Testimony annexed

Filed November 4th 1885

Douthard Hoffman
Clerk

United States District Court,
District of California.

In the matter of
the Petition of
Thomas R. Davies,
for confirmation to him
of a portion of the
Rancho de Napa.

L. C. 451.

N. D.

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I, Southard Hoffman, Commissioner
of the U. S. Circuit Court, District
of California, to whom was referred
the above entitled matter to take
the testimony and to report the
same, by order of Court of
August 10th 1885, respectfully reports
that I was attended on the
22^d and 29th days of September, the
7th day of October, and the 11th
day of November, 1885, by M. M.
Estee, Esq. Attorney for petitioner,
and by S. G. Hilborn Esq. U. S.
Attorney for the District of California

and by witnesses;

The testimony by me taken,
and hereto annexed, together with
the Exhibits, marked respectively
Exhibits Nos "1" to "35", inclusive,
returned herewith, which were
offered and introduced in evidence,
are respectfully submitted.

Richard Hoffman
Comptroller of the Court

November 4th 1885

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United States District Court
District of California.

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In re
Petition of Thomas R. Davies } L.C. 451
for confirmation to him } N.D.
of a portion of Rancho de Napa

September 22nd 1885.

Present. M. M. Estee Esq. Atty for Petitioner
S. G. Helborn Esq. U. S. Dist. Atty.
and witnesses

Mr. Estee, attorney 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 20th 1884.

Statutes of 1883 & 1884, page 49.

R. C. Hopkins was duly sworn,
and testified as follows:

My name is R. C. Hopkins, Res-
idence San Francisco, and occupation

2 Employed in the Archives Department of the U. S. Survey or General, Dist. Cal.

Document was shown to witness marked: "(1839) Expediente, pro-movido per Don Salvador Vallejo, En pretencion del parage numbrado de Napa (200)"

Q. What document is this?

A. It is the original official record of the grant to Salvador Vallejo of the place of Napa, found in the Archives of the Survey or Genl's office, in the application of Joseph P. Thompson for a part of the Rancho de Napa, before the Board U. S. Land Commissioners, in case 495-L. C. (Commissioner's number)

The Attorney for petitioner offers the foregoing described document in evidence, certain documents exhibited to the witness, entitled: "Ruzgado 1^o de Sonoma. Expediente Gratorio, p^a medula dar

3

posesion de quatro sitios de Ganado mayor en el rancho de Napa, al Capitan D. Salvador Vallejo, Febrero 8 de 1844.

Certigo de acc^o J. D. Victor Prudon
[D. Domingo Rodrig^o 3^o]

2

What are these documents, and where did you obtain them?

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A.

This is the original record of the proceedings of measurement and juridical possession of the Rancho de Napa, granted to Salvador Vallejo, commencing with the original grant given by the Governor to Salvador Vallejo, on the 21st of September 1838, together with the certificate of the approval of the Departmental assembly, followed by the proceedings of measurement, by the Alcalde, and the placing of Salvador Vallejo in possession of the Rancho de Napa, which papers were filed by the claimant before the Board

5.

4

of U. S. Land Commissioners, in the case of Joseph P. Thompson, Number 495, and are now in the custody of the U. S. Surveyor General for California.

Petitioner offers these documents in evidence.

A map entitled "Plat of the Rancho de Napa, finally confirmed to Otto H. Frank, et al, surveyed under instructions from the U. S. Surveyor General, by C. C. Tracy, Dep^y Sur^r, October 1858, containing 26,378 $\frac{8}{100}$ acres"

Q. What does this map represent?

A. It represents the Exterior boundaries of the Rancho de Napa.

Q. Finally surveyed by the Surveyor General of California, approved December 19th 1859?

A. Yes sir. And is the original.

6. map of said survey, on file

5.

in the Surveyor General's office.

The petitioner offers map herein referred to, in evidence.

2.

How came these several documents and map in your possession?

A.

They were delivered to me by the U.S. Surveyor General with instructions to produce them before the Commissioner of the U.S. Dist. Court in the Napa Ranch case.

Petitioner offers in evidence a map entitled: "Plat of part of the Rancho de Napa, finally confirmed to Otto H Frank Surveyed under instructions from the U.S. Surveyor General by C.C. Tracy Dep^y - Sur^y - October 1858, containing 8365 $\frac{37}{100}$ acres"

2.

Where did this map come from?

A.

It is produced from the records of the office of the U.S. Surveyor General.

7.

Petitioner offers in Evidence a map, entitled: "Plat-offpart of the Rancho de Napa, finally confirmed to Otto H. Frank, as located by the U.S. Surveyor General from field notes of surveys on record in U.S. Surveyor General's office, in accordance with the 2 decrees rendered by Hon. Ogden Hoffman, U.S. Dist. Judge, June 13th 1858, and January 11th 1869 containing 11,943 $\frac{14}{100}$ Acres."

"Approved May 3rd 1871, (signed) Ogden Hoffman, U.S. Dist. Judge."

Q. Where did this map come from?

A. It is produced from the records of the office of the U.S. Surveyor General.

Petitioner offers in Evidence also a paper, entitled: "Petition of Otto H. Frank for confirmation of the Rancho de Napa," filed February 28th 1853 and recorded in Vol 2 of Petitions, pages 19. 20.

7.

Petitioner offers in Evidence a "Decree of Confirmation" to Otto H. Frank, of a Part of the Rancho de Napa, filed August-22nd 1854, and recorded in Record of Decisions, Vol. 2. Page 197.

2.

Where do the two last offered papers come from?

These are produced from the records of the U.S. Surveyor General's office.

N. C. Hopkins,

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A.

9.

Petitioner offers in evidence a certified copy of a deed from Salvador Vallejo to Herman Wohler dated Dec. 20th 1851, filed for record December 20th A.D. 1851, at 1 o'clock A.M. in the Napa County Records, and recorded in Book B. of Deeds, page 109.

Marked Plaintiff Exhibit No. 1

Petitioner offers in evidence a certified copy of a deed, from Herman Wohler to Otto St. Franck, dated March 20th 1852, and recorded in Book B of Deeds, page 160, Napa County Records.

Marked Plaintiff Exhibit No. 2.

Petitioner offers in evidence a certified copy of a deed from O. St. Franck to W. W. Barlow dated September 27th 1852, and recorded in Book B of Deeds page 280, Records of Napa County.

Marked Plaintiff Exhibit No. 3

Petitioner offers in evidence

9

a certified copy of a deed from W. W. Benlow and wife to Augustus Keeser, dated May 2nd 1853, and recorded in Book B of Deeds, page 367, Records of Napa County.

Marked Plaintiff Exhibit No. 4.

Petitioner offers in evidence a certified copy of a deed, from Augustus Keeser to Catherine Revalk, dated January 25th 1855, and recorded in Book C. of Deeds, page 205, Records of Napa County.

Marked Plaintiff Exhibit No. 5.

Petitioner offers in evidence a certified copy of a deed from Catherine and John Revalk to William Keeser, dated November 20th 1855, and recorded in Book C of Deeds, at page 421, Records of Napa County.

Marked Plaintiff Exhibit No. 6.

Petitioner offers in evidence a certified copy of a deed

11.

From William Keiser to John
Wixon, dated August 31st 1857
and recorded in Book D of
Deeds, at page 463, Records of
Napa County.

Marked Plaintiff Exhibit No. 7

Petitioner offers in evidence
a certified copy of a deed
from Herman Wohler to Henry
St. Lawrence and James N. Ed-
monston, dated the 8th day of
February, 1852, and recorded in
Book B of deeds, page 131, Rec-
ords of Napa County.

Marked Plaintiff Exhibit No. 8

Petitioner offers in evidence
a certified copy of a deed
from James N. Edmonston to
Garrett Swin del, dated October
23rd, 1852, and recorded in Book
B of Deeds, page 293, Records
of Napa County.

Marked Plaintiff Exht. No. 9

Petitioner offers in evidence
a certified copy of a deed

11

from Garrett Sewindell and wife
to Albion G. Turner, dated
January 13th 1853, and recorded
in Book B. of Deeds, page
595, Records of Napa County.

Marked Plaintiff Exhibit No. 10

Petitioner offers in evidence
a certified copy of a deed
from Albion G. Turner and wife
to Mary L. Jacks, dated Nov-
ember 3rd 1853, and recorded
in Book C of Deeds, page 26,
Records of Napa County.

Marked Plaintiff Exhibit No. 11

Petitioner offers in evidence
a certified copy of a deed
from Henry St. Lawrence to Electa
J. Reeve, dated January 2nd
1854, and recorded in Book
C of Deeds, page 28. Records
of Napa County.

Marked Plaintiff Exhibit No. 12

Petitioner offers in evidence
a certified copy of a deed
from Frederick Ogden and wife

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13.

12

to Electa J. Reeve, dated October 15th 1855, and recorded in Book C of Deeds, page 351, Records of Napa County.

Marked Plaintiff Exhibit No. 13

Petitioner offers in evidence a certified copy of a deed from George J. Reeve and wife to Mary L. Ogden, dated the 15th of October 1855, and recorded in Book C of Deeds, page 349, Records of Napa County.

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Marked Plaintiff Exhibit No. 14

Petitioner offers in evidence a certified copy of a deed from Frederick Ogden and wife, to John Wixon, dated October 27. 1855, and recorded in Book C. of deeds, page 354, Records of Napa County.

Marked Plaintiff Exhibit No. 15

Petitioner offers in evidence a certified copy of a deed from John Wixon by Sheriff, to J. N. Amesbury, dated 1st December

14.

13

13th 1862, and recorded in Book
It of Deeds, page 37, Records of
Napa County.

Marked Plaintiff Exhibit No. 16

Petitioner offers in evidence
a certified copy of a deed
from N. N. Amesbury to J. P.
and D. W. Kleinhaus, dated
December 23rd 1862, and recorded
in Book 14. of Deeds, page 63,
Records of Napa County.

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Marked Plaintiff Exhibit No. 17

Petitioner offers in evidence
a certified copy of a deed
from John Wagon, by C. H. Allen,
Sheriff to J. P. Kleinhaus, and
D. W. Kleinhaus dated February
7th 1863, and recorded in Book 14
of Deeds, page 72, Records of
Napa County.

Marked Plaintiff Exhibit No. 18

Petitioner offers in evidence
a certified copy of a deed
from John Wagon, by C. H. Allen,
Sheriff to J. P. and D. W. Kleinhaus,

15.

dated February 7th 1863, and recorded in Book H of Deeds, page 74, Records of Napa County.

Marked Plaintiff Exhibit No. 19

Petitioner offers in evidence a certified copy of a deed from T. P. and D. W. Klemhans to D. E. Thompson, dated October 21st 1865, and recorded in Book I of Deeds, page 443, Records of Napa County.

Marked Plaintiff Exhibit No. 20

Petitioner offers in evidence a certified copy of a deed from D. W. Klemhans to J. D. Thompson, dated December 7th 1867, and recorded in Book H of Deeds, page 269, Records of Napa County.

Marked Plaintiff Exhibit No. 21

Petitioner offers in evidence a certified copy of a Power of Attorney of Sarah A. Barton wife of Philip Barton, and Peter Klemhans & the heirs of T. P.

15 Kleinhaus & to C. P. Wheeler, dated
January 7th 1868, and recorded
in Book A of Powers of Attorney,
page 170, Records of Napa
County.

Marked Plaintiff Exhibit No. 22

Petitioner offers in evidence
a certified copy of a deed
from Philip Benton, and Sarah
Benton, his wife, Peter Kleinhaus,
D. W. Kleinhaus and Elizabeth Klein-
haus to J. D. Thompson, dated
February 6th 1868, and recorded in
Book K of Deeds, page 360,
Records of Napa County.

Marked Plaintiff Exhibit No. 23.

Petitioner offers in evidence
a certified copy of a deed
from John D. Thompson to D. E.
Thompson, dated November 2nd
1870, and recorded in Book
N of Deeds, page 189, Records
of Napa County.

Marked Plaintiff Exhibit No. 24

Petitioner offers in evidence

a certified copy of a deed from Philip Barton and Sarah Barton, his wife P. & D. W. Kleinhans and Elizabeth Kleinhans to W. H. Chapman, dated February 14th 1868, and recorded in Book R. of Deeds, page 108, Records of Napa County.

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Marked Plaintiff Exhibit No. 25

Petitioner offers in evidence a certified copy of a deed from W. H. Chapman to D. E. Thompson, dated the 30th day of March, 1869, and recorded in Book R. of Deeds, page 352, Records of Napa County.

Marked Plaintiff Exhibit No. 26.

Petitioner offers in evidence a certified copy of a deed from W. W. Barlow to Thomas G. Spear, dated May 2nd 1853, and recorded in Book B of deeds, page 377 & 378, Records of Napa County.

Marked Plaintiff Exhibit No. 27

Petitioner offers in evidence a certified copy of a deed, from Thomas G. Spear to J. Evans Brown, dated September 19th 1855, and recorded in Book C of Deeds, page 307, Records of Napa County.

Marked Plaintiff Exhibit No. 28

Petitioner offers in evidence a certified copy of a deed from John Doe, by C. H. Allen, Sheriff to Edward Cottenell, dated February 2nd 1863, and recorded in Book H of Deeds, page 69, Records of Napa County.

Marked Plaintiff Exhibit No. 29

Petitioner offers in evidence a certified copy of a deed from Edward Cottenell, by Administration to Bradford Seaman dated July 16th 1867 and recorded in Book K of Deeds, page 95, Records of Napa County.

Marked Plaintiff Exhibit No. 30

Petitioner offers in evidence

a certified copy of a deed from J. E. Brown by Sheriff to Robert Crouch, dated January 14th 1868, and recorded in Book K of Deeds, page 295, Records of Napa County.

Marked Plaintiff Exhibit No. 31.

Petitioner offers in Evidence a certified copy of a deed, from B. Seaman and R. Crouch to D. E. Thompson dated February 28th 1870, and recorded in Book N of Deeds, page 22, Records of Napa County.

Marked Plaintiff Exhibit No. 32

Petitioner offers in Evidence a certified copy of a deed from D. E. Thompson to John D. Thompson, dated January 18th 1876, and recorded in Book X of Deeds, page 310, Records of Napa County.

Marked Plaintiff Exhibit No. 33

Petitioner offers in Evidence a certified copy of a deed

19

from John D. Thompson to J.R. Davis, dated 27th of March, 1879, and recorded in Book 27 of Deeds, Page 48, Records of Napa County.

Marked Plaintiff Exhibit No. 34

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The further hearing of this cause, is continued until Tuesday, September 29th 1885.

Tuesday September 29th 1885.

Present. M.M. Estee Esq.

Att'y for Petitioner

S.G. Kilborn Esq. U.S. Dist. Atty,
and witnesses.

⁷
Devese

William E. Devese, a witness called for Petitioner, being duly sworn, testified as follows:

Q. What is your age and place of residence?

A. My age is 36 years, and reside in Napa City, Napa Co. Cal.

21.

20 Q. How long have you resided there?

A. Twenty-four years; since 1861.

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

A. I do.

Q. State whether or not you are acquainted with the exterior boundaries of the Rancho de Napa as established by the survey thereof, made by the U.S. Duffey Survey or General, Tracey, and delineated upon the map offered in evidence in this case?

A. I am.

Q. State whether you have read that part of the petition herein, which contains a description of the property, to which the petitioner herein asks confirmation?

A. I have.

Q. State whether or not you are acquainted with these ~~land~~ tracts of lands, claimed by the

Petitioner, and described in his petition herein?

A. I am.

Q. How long have you known them?

A. For 21 years.

Q. State where these tracts of land are situated, with reference to the exterior boundaries of the Rancho de Napa, as finally established by the official survey?

A. They are situated within the exterior boundaries of said Rancho de Napa.

Q. State whether or not you are acquainted with the locations of the boundaries of these tracts of land, claimed by the petitioner, in this matter?

A. Yes; I am.

Q. State, if you know, who is in the possession, and who has been in possession of these tracts of land, since you have known them?

A. J. R. Davies and his grantors.

Q. What is your occupation?

A. A Searcher of Records,

Q. Have you examined the records of Napa County, as to the title of Thomas R. Davies, to the lands and premises claimed by him in his petition?

A. I have.

Q. State whether or not ~~the~~ records you have examined the Exhibits, numbered 1 to 34, inclusive, offered in Evidence by the Petitioner in this case?

A. I have.

Q. State whether or not the records of Napa County Exhibit any other conveyances or instruments, affecting the title of Mr Davies to this property, other than is shown by these Exhibits?

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

Q. Are you acquainted with the boundaries of the tract or tracts

of land described in these Exhibits²,

A. I am.

Q. State whether or not the tracts of land claimed by the Petitioner and described in his petition herein, are included within the calls of these several deeds, Exhibits 1 to 3^d, inclusive?

A. They are.

Q. State whether there is now, or ever has been, since you knew the tracts of land, any claim made by any person or persons to the same, or any portion thereof, under the homestead, preemption, or other laws of the United States?

A. There has not been any.

Q. State whether or not there is now, or ever 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, preemption

or any other laws of the United States?

A. No, there has not.

2. Who is in possession and occupancy of these tracts of land, now?

A. Thomas R. Davis.

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

A. The premises have been fenced, farmed and cultivated, and a portion of it planted to vineyard and orchard; they have been occupied continuously and uninterruptedly since I knew it, by T. R. Davis, and his predecessors in interest.

Wednesday Dec. 7th 1885 -
 W. S. Jacks was duly sworn and
 deposed as follows

My name is W. S. Jacks age 77 years
 no occupation - Residence Hope City
 where I have lived for the last 33 years

Q Do you know the Mary L. Jacks named
 as found in the deed from Albion
 & Turner heirs to Mary L. Jacks
 dated Nov 3rd 1853 and marked
 Plaintiff's Exhibit - No 11 -

Ans I know Mary L. Jacks she is my
 daughter

Q State if you know if Mary L. Jacks
 afterwards married & to whom

Ans She married in the year 1853 -
 Frederick Dyden. I think she married
 immediately after the deed above referred
 to was given

Q Is that the same Fred Dyden who made
 the deed to John Wilson dated Dec 29th
 1855 & marked Plaintiff's Exhibit No 15

Ans Yes

W. S. Jacks

Wednesday, November 4th 1885.

Present. -

M. M. Estee, Esq.

Attorney for Petitioners:

S. J. Helborn, Esq.

U. S. District Attorney,

and witnesses -

O. H. Buckman.

being first duly sworn testifies
as follows: -

Q. Where do you reside?

A. In Napa City, Napa County,
California -

Q. What is your occupation?

A. Surveying and Civil Engineering, ^{and}
County Surveyor of Napa County.

Q. Mr. Buckman, I show you
the petition in this matter,
and ask you if you know
the premises described in it?

A. Yes sir, I am familiar
with it.

Q. Have you been called upon
to survey that property or

any portion of it, recently &
A I have.

Q For what purpose did you
make that survey?

A For the purpose of getting
a description of that portion
of the land not yet confirmed.

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Q Then you made a survey
and got a description of land
included in the description
set forth in the petition herein,
that has not already been
confirmed to any person or persons?

A Yes sir.

Q Please give that description
of the land which you found
had not been confirmed.

A Commencing at a point in
the centre of the west branch
of Napa Creek, from which a
live oak tree 8 inches in
diameter, marked "B. T." bears
north $2^{\circ} 30'$ west, 50 links
distant; and a Madonna stump
marked "B. T." bears south

$85^{\circ} 30'$ West, 95 links distant,
Said point of beginning being
also corner No 38 of Tract
No. 4 of the land conveyed
to one Otto H. Frank. Thence
South 7° West, 32 chains & 52
links to a corner post from
which a live oak 10 inches
in diameter, marked "B. I"
bears South $24\frac{1}{2}^{\circ}$ West, 115
links distant, and a live
oak stump 12 inches in dia-
meter bears South $23\frac{1}{2}^{\circ}$
East, 92 links distant; thence
along the northerly side of
a dry branch or water course,
as follows:- North 71° East,
8 chains 50 links, to station;
North 73° East 15 chains 40 links
to station; North $57\frac{3}{4}^{\circ}$ East,
3.70 chains, to station; North
 $73\frac{1}{2}^{\circ}$ East, 4 chains 45 links
to station; North $40\frac{1}{2}^{\circ}$ East,
10 chains to a point in the
centre of the west branch of,

Napa Creek, from which a witness post on the right bank of the creek bears South $40\frac{1}{2}^{\circ}$ West, 150 links distant; and from said witness post a live oak 12 inches in diameter bears North $18\frac{1}{2}^{\circ}$ West, 113 links distant. Thence up the centre of the said west branch of Napa Creek and following the meanderings thereof, according to the following course and distances:—

- N. $80^{\circ} 15'$ W, 1.60 chains.
- S. $73^{\circ} 30'$ W, 2.54 chains.
- N. $34^{\circ} 15'$ W, 2.26 chains.
- N. $84^{\circ} 15'$ W, 0.90 chains.
- N. $3^{\circ} 30'$ W, 3.20 chains.
- N. $76^{\circ} 30'$ W, 1.07 chains.
- S. $24^{\circ} 15'$ W, 1.09 chains.
- S. $68^{\circ} 30'$ West, 0.93 chains.
- N. $67^{\circ} 15'$ W, 1.00 chains.
- S. $48^{\circ} 30'$ W, 1.20 chains.
- S. $26^{\circ} 45'$ ~~W~~ E , 1.11 chains.
- N. $86^{\circ} 15'$ W, 0.73 chains.

- A. $65^{\circ} 30'$ W, 1.34 chains.
- A. $78^{\circ} 45'$ W, 1.51 chains.
- A. $40^{\circ} 30'$ W, 0.56 chains.
- A. $21^{\circ} 30'$ E, 2.07 chains.
- A. $1^{\circ} 0'$ W, 1.30 chains.
- A. $37^{\circ} 0'$ E, 1.00 chain.
- A. $37^{\circ} 0'$ W, 0.45 chains.
- A. $59^{\circ} 30'$ W, 1.00 chain.
- A. $38^{\circ} 30'$ W, 0.75 chains.
- A. $59^{\circ} 30'$ W, 1.82 chains.
- A. $22^{\circ} 30'$ W, 1.90 chains.
- A. $9^{\circ} 15'$ W, 0.78 chains.
- A. $76^{\circ} 30'$ W, 1.03 chains.
- A. $36^{\circ} 0'$ W, 0.60 chains.
- A. $81^{\circ} 15'$ W, 0.84 chains.
- A. $43^{\circ} 45'$ W, 1.12 chains.
- A. $41^{\circ} 0'$ E, 1.07 chains.
- A. $70^{\circ} 30'$ E, 0.96 chains.
- A. $10^{\circ} 0'$ E, 1.25 chains.
- A. $19^{\circ} 45'$ W, 1.36 chains.
- A. $73^{\circ} 45'$ W, 1.28 chains.
- A. $71^{\circ} 30'$ W, 1.28 chains.
- A. $8^{\circ} 30'$ W, 1.40 chains.
- A. $50^{\circ} 0'$ W, 1.00 chain.
- A. $65^{\circ} 0'$ W, 1.37 chains.

N.	53° 30' W.	0.80 chains.
N.	23° 0' W.	1.00 chain.
N.	71° 45' W.	1.46 chains.
N.	24° 15' E.	0.90 chains.
N.	58° 0' W.	0.82 chains.
S.	8° 15' W.	1.13 chains.
N.	44° 0' W.	1.00 chain.
N.	1° 45' W.	1.18 chains.
S.	70° 0' W.	1.00 chain.
S.	35° 30' W.	2.74 chains.
N.	62° 30' W.	1.66 chains.
N.	53° 0' W.	0.76 chains.
S.	15° 45' W.	0.90 chains.
S.	58° 15' W.	0.70 chains.
N.	62° 30' W.	0.81 chains.

to the place of beginning,
and containing 66.96 acres
of land. The courses run by
the true meridian with the
magnetic variation of 16° 30' East.

Q This description is included
within the land described in
Mr. Davies' petition, and has
not been confirmed?

A. It is.

Q This land described is within the limits of the Rancho de Tapa?

A It is.

Q When did you make this survey?

A On the 27th and 28th of October, of this year, 1885?

Q Has any portion of this land described in Mr. Davies' petition perpetuated and claimed to have been confirmed to Otto H. Frank?

A There is.

Q Can you give a description of that portion?

A Yes.

Q Please give the description.

A Commencing at a point in the centre of the West branch of Tapa Creek, from which a live oak tree 8 inches in diameter, marked "B. T." bears North, $2^{\circ} 30'$ West, 50 links distant, and a Maduona stump marked "B. T." bears South

85° 30' West, 95 links distant;
Thence South, 7° West, 77.72
chains; Thence North 68° West,
39 chains; Thence North 24° 52'
East, 53 chains 50 links, to a
point in the middle of a
dry branch or water course,
from which a white oak stump
30 inches in diameter bears
South 16° 30' West, 84 links
distant. Thence down the centre
of said dry branch, following
the meanderings thereof to the
centre of the west branch
of Napa Creek: Thence down the
centre of said west branch
and following the meanderings
thereof, to the second bridge
where the County road crosses
said creek: Thence along the
centre of said County road
North 84° 15' East, 3.06 chains;
North 68° 15' East, 5.00 chains;
South 84° 45' East, 5.46 chains;
South 73° 30' East, 5.06 chains;

North, $72^{\circ} 30'$ East, 6.22 chains,

South, $54^{\circ} 45'$ East, 4.68 chains.

North $80^{\circ} 15'$ East, 1.83 chains,

to a point in the centre of
said County road from which

a live oak tree 5 inches in
diameter bears South $13^{\circ} 30'$

East, 8 links distant, and a
Madroña, 12 inches in diameter

bears South $30^{\circ} 30'$ West, 84

links distant; thence South

74 links, to the centre of the

said west branch of Napa

Creek; thence up the centre

of said west branch of Napa

Creek, following the meanderings

thereof, to the point of beginning,

containing 203.67 acres of

land. The courses run by the

true meridian, with magnetic
variation of $16^{\circ} 30'$ East.

Q Did you survey this land
which you have just described?

A Yes sir.

Q The land that you have just

described includes no part of the land that you described as being unconfirmed to any person or persons, does it?

A To sir.

[The witness is shown map of plot of land owned by T. R. Davies, being part of the "Rancho de Napa", Napa County, California, surveyed October 27th and 28th 1885, by O. H. Buckman, County Surveyor of Napa County]

Q What map is that, Mr. Buckman?

A It is a map showing the boundaries of the land described in the petition of T. R. Davies, and more particularly showing that portion of the land ~~not~~ confirmed.

Q Who made this map?

A I made it myself.

Q From what?

A From my field notes taken by me.

A I do not.

Q Who has been in the occupation of that land since you have known it?

A Mr T. R. Davies, the petitioner.

Q How is it by him occupied?

A It is enclosed by fences and used as farming land and grazing land,

Q And is used by the petitioner according to the customs of the country.

Q Please designate on the map prepared by yourself, that portion of the land which has never been previously confirmed to anyone, and for which confirmation is now asked?

A It is the portion on the map surrounded by a red border, and marked "Tract not confirmed."

Q Are you acquainted with the exterior boundaries of the Rancho de Napa?

A Yes sir, with all of them.

Q Are the field notes which appear upon this map correct?

A Yes sir.

Q And are they the field notes from which you plotted the unconfirmed portion of the tract shown upon this map?

A Yes sir.

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This map is offered in evidence by petitioners, and marked: -
"Petitioners Exhibit 35."

Q This is the map of the property that you have described in your testimony?

A Yes sir.

Cross Examination

By Mr. Hilborn:-

Q How long have you known this land? How long since you first saw this land?

A It has been about 5 years.

Q Do you know of any claimant of this land adverse to the claim of the petitioners herein?

Q. Is the land for which confirmation is asked, within the exterior boundaries of Chat Rancho?

A

Yes sir

O. H. Buckman

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

Present;

Hon. Ogden Hoffman, Judge

In the Matter of
the Petition of
Thomas R. Davies

No. 451

for confirmation to
him of part of the
Rancho de Napa

This cause came on regularly to be heard this day upon the petition of Thomas R. Davies, claiming 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." Approved June 20th 1884, and upon the answer to said petition and the report of Southard Hoffman Esq., the commissioner to whom the above matter was referred, and the oral and documentary testimony introduced, Messrs. Estee & Wilson appearing for the petitioner and S. G. Milborn Esq., United States District Attorney, appearing 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 Thomas R. Davies, claimant to the lands situated in Napa County, California, described in his petition, known as a part of the Rancho de Napa, derains title to said lands through Salvador

Vallejo the original grantee of said Rancho de Napa, that a portion of the land described in said petition, which portion is bounded and described as follows, to-wit:

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Commencing at a point in the centre of the West branch of Napa Creek, from which a live oak tree 8 inches in diameter, marked "B. I." bears North $2^{\circ} 30'$ West, 50 links distant, and a Madroña stump marked "B. I." bears South $85^{\circ} 30'$ West, 95 links distant; thence South, 7° West, 77.72 chains; thence North 68° West 39 chains; thence North $24^{\circ} 52'$ East, 53 chains 50 links, to a point in the middle of a dry branch or watercourse, from which a white oak stump 30 inches in diameter bears South $16^{\circ} 30'$ West 84 links distant. Thence down the centre of said dry branch, following the meanderings thereof to the centre of the West branch of Napa Creek; thence down the centre of said West branch and following the meanderings thereof, to the second bridge where the county road crosses said creek; thence along the centre of said County road North $44^{\circ} 15'$ East, 3.06 chains

North $68^{\circ} 15'$ East, 5.00 chains

South $84^{\circ} 45'$ East, 5.46 chains

South $73^{\circ} 30'$ East, 5.06 chains

North, $72^{\circ} 30'$ East, 6.22 chains

South, $54^{\circ} 45'$ East, 4.68 chains

North $80^{\circ} 15'$ East 1.33 chains

to a point in the centre of said county road from which a live oak tree 5 inches in diameter bears South $13^{\circ} 30'$ East, 8 links distant and a Madroña, 12 inches in diameter bears South $30^{\circ} 30'$ West, 84 links distant;

thence South 74 links, to the centre of the said West branch of Wapa Creek, following the meanderings thereof, to the point of beginning, containing 203.67 acres of land. The courses run by the true meridian with magnetic variation of $16^{\circ}30'$ East; has been hitherto passed upon by proper authority and duly confirmed to Otto H. Frank, one of the grantors of said petitioner, that neither the claim of said petitioner nor that of his predecessors in title to the remaining portion of the land described in said petition and embraced therein, which portion is particularly bounded and described as follows to wit;

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Commencing at a point in the centre of the West branch of Wapa Creek, from which a live oak tree 8 inches in diameter, marked "B.F." bears North $2^{\circ}30'$ West, 50 links distant; and a Madroña stump marked "B.F." bears South $85^{\circ}30'$ West, 95 links distant; Said point of beginning being also corner No. 38 of Tract No. 4 of the land confirmed to one Otto H. Frank; Thence South 7° West, 32 chains and 52 links to a corner post from which a live oak 10 inches in diameter, marked "B.F." bears South $24\frac{1}{2}^{\circ}$ West, 115 links distant, and a live oak stump 12 inches in diameter bears South $23\frac{1}{2}^{\circ}$ East, 92 links distant; thence along the Northerly side of a dry branch or watercourse, as follows; - North 71° East, 8 chains 50 links, to station; North 73° East 15 chains 40 links to station; North $57\frac{3}{4}^{\circ}$ East, 3.70 chains to station; North $73\frac{1}{2}^{\circ}$ East, 4 chains 45 links to station; North $40\frac{1}{2}^{\circ}$ East, 10 chains to a point in the centre of the West branch of Wapa Creek, from which a witness post on the right bank of the Creek bears South $40\frac{1}{2}^{\circ}$ West, 150

links distant and from said witness post a live oak 12 inches in diameter bears North $18\frac{1}{2}^{\circ}$ West 113 links distant; Thence up the centre of the said West branch of Wapa Creek and following the meanderings thereof, according to the following courses and distances:

N.	$80^{\circ} 15'$	W.	1.60	chains
S.	$73^{\circ} 30'$	W.	2.54	chains
N.	$34^{\circ} 15'$	W.	2.26	chains
N.	$87^{\circ} 15'$	W.	0.90	chains
N.	$3^{\circ} 30'$	W.	3.20	chains
N.	$76^{\circ} 30'$	W.	1.07	chains
S.	$24^{\circ} 15'$	W.	1.09	chains
S.	$68^{\circ} 30'$	West	0.93	chains
N.	$67^{\circ} 15'$	W.	1.00	chains
S.	$48^{\circ} 30'$	W.	1.20	chains
S.	$26^{\circ} 45'$	E.	1.11	chains
N.	$86^{\circ} 15'$	W.	0.73	chains
S.	$65^{\circ} 30'$	W.	1.34	chains
N.	$78^{\circ} 45'$	W.	1.51	chains
N.	$40^{\circ} 30'$	W.	0.56	chains
N.	$21^{\circ} 30'$	E.	2.07	chains
N.	$1^{\circ} 0'$	W.	1.30	chains
N.	$37^{\circ} 0'$	E.	1.00	chains
N.	$37^{\circ} 0'$	W.	0.45	chains
S.	$59^{\circ} 30'$	W.	1.00	chain
N.	$38^{\circ} 30'$	W.	0.75	chains
S.	$59^{\circ} 30'$	W.	1.82	chains
N.	$22^{\circ} 30'$	W.	1.90	chains
N.	$9^{\circ} 15'$	W.	0.78	chains
N.	$76^{\circ} 30'$	W.	1.03	chains

S.	36° 0' W.	0.60	chains
N.	81° 15' W.	0.84	chains
N.	43° 45' W.	1.12	chains
N.	41° 0' E.	1.07	chains
S.	70° 30' E.	0.96	chains
N.	10° 0' E.	1.25	chains
N.	19° 45' W.	1.36	chains
N.	73° 45' W.	1.28	chains
S.	71° 30' W.	1.28	chains
N.	8° 30' W.	1.40	chains
S.	50° 0' W.	1.00	chain
S.	65° 0' W.	1.37	chains
N.	53° 30' W.	0.80	chains
N.	23° 0' W.	1.00	chain
N.	71° 45' W.	1.46	chains
N.	24° 15' E.	0.90	chains
N.	58° 0' W.	0.82	chains
S.	8° 15' W.	1.13	chains
N.	44° 0' W.	1.00	chain
N.	1° 45' W.	1.18	chains
S.	70° 0' W.	1.00	chain
S.	35° 30' W.	2.74	chains
N.	62° 30' W.	1.66	chains
N.	53° 0' W.	0.76	chains
S.	15° 45' W.	0.90	chains
S.	58° 15' W.	0.70	chains
N.	62° 30' W.	0.81	chains

to the place of beginning and containing 66.96 acres of land. The courses run by the true meridian ~~with the true meridian~~ with the magnetic variation of 16° 30' East, has been hitherto passed upon by proper authority; 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 said claimant and petitioner is entitled to have a confirmation by this Court of his title and claim to the lands hereinbefore last described; that there are no valid claims existing under the preëmption, homestead or other laws of the United States to said lands hereinbefore last described, or any part or 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 person nor persons entitled to receive releases from the said claimant and petitioner for any portion of the land hereinbefore last described, and that consequently the said claimant and petitioner has not executed to any person or persons any release to the whole or any portion of the same; that the said claimant and petitioner is now and he and his predecessors in title have been for more than twenty one years last past in the sole, exclusive, uninterrupted and undisputed possession of the lands hereinbefore last described, and said claimant and petitioner Thomas R. Davies is now the owner of the same,

And all and singular the law and the premises being by the Court here understood and fully considered, on motion of Messrs Estee & Wilson counsel for the said claimant, S. G. Hilborn Esq., United States District Attorney being present in open Court and making no objection thereto

It is by the Court Ordered, Adjudged,

and Decreed that the claim of Thomas R. Davies, the said petitioner and claimant to that portion of the Rancho de Napa claimed by him and described in said petition is good and valid and his claim to the lands hereinafter described and which are included within the lands described in said petition, is hereby confirmed and allowed.

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The lands of which confirmation is hereby made to the said Thomas R. Davies are a portion of the Rancho de Napa situated in Napa County, State of California and within the exterior boundaries of said Rancho, and are more particularly bounded and described as follows, to wit;

Commencing at a point in the centre of the West branch of Napa Creek, from which a live oak tree 8 inches in diameter, marked "B.S." bears North $2^{\circ} 30'$ West, 50 links distant; and a Madroña stump marked "B.S." bears South $85^{\circ} 30'$ West, 95 links distant; Said point of beginning being also corner No. 38 of Tract No. 4 of the land confirmed to one Otto H. Frank; Thence South 7° West, 32 chains and 52 links to a corner post from which a live oak 10 inches in diameter marked "B.S." bears South $24\frac{1}{2}^{\circ}$ West, 115 links distant, and a live oak stump 12 inches in diameter bears South $23\frac{1}{2}^{\circ}$ East, 92 links distant; thence along the Northerly side of a dry branch or watercourse as follows;- North 71° East, 8 chains 50 links, to station; North 73° East, 15 chains 40 links to station; North $57\frac{3}{4}^{\circ}$ East, 3.70 chains to station; North $73\frac{1}{2}^{\circ}$ East, 4 chains 45 links to station; North $40\frac{1}{2}^{\circ}$ East, 10 chains to a point in the centre of the West branch of Napa Creek, from which a witness post on

the right bank of the Creek bears South $40\frac{1}{2}^{\circ}$ West, 150 links distant and from said witness post a live oak 12 inches in diameter bears North $18\frac{1}{2}^{\circ}$ West 113 links distant; Thence up the centre of ^{the} said West branch of Napa Creek and following the meanderings thereof, according to the following courses and distances:

N.	$80^{\circ} 15'$	W.	1.60	chains
S.	$73^{\circ} 30'$	W.	2.54	chains
N.	$34^{\circ} 15'$	W.	2.26	chains
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S.	$68^{\circ} 30'$	West	0.93	chains
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S.	$26^{\circ} 45'$	E.	1.11	chains
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N.	$9^{\circ} 15'$	W.	0.78	chains
N.	$76^{\circ} 30'$	W.	1.03	chains
S.	$36^{\circ} 0'$	W.	0.60	chains

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N.	81° 15'	W.	0.84	chains
N.	43° 45'	W.	1.12	chains
N.	41° 0'	E.	1.07	chains
S.	70° 30'	E.	0.96	chains
N.	10° 0'	E.	1.25	chains
N.	19° 45'	W.	1.36	chains
N.	73° 45'	W.	1.28	chains
S.	71° 30'	W.	1.28	chains
N.	8° 30'	W.	1.40	chains
S.	50° 0'	W.	1.00	chain
S.	65° 0'	W.	1.37	chains
N.	53° 30'	W.	0.80	chains
N.	23° 0'	W.	1.00	chain
N.	71° 45'	W.	1.46	chains
N.	24° 15'	E.	0.90	chains
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S.	8° 15'	W.	1.13	chains
N.	44° 0'	W.	1.00	chain
N.	1° 45'	W.	1.18	chains
S.	70° 0'	W.	1.00	chain
S.	35° 30'	W.	2.74	chains
N.	62° 30'	W.	1.66	chains
N.	53° 0'	W.	0.76	chains
S.	15° 45'	W.	0.90	chains
S.	58° 15'	W.	0.70	chains
N.	62° 30'	W.	0.81	chains

to the place of beginning and containing 66.96 acres of land. The courses run by the true meridian with the magnetic variation of 16° 30' East

Done in Open Court this 24th day of November A.D. 1885

Wm. Hoffman
United States District Judge

No. 451.

United States District Court
District of California

In the Matter of the
Petition of

Thomas H. Davies

for confirmation to him of
part of the Rancho de Tapa.

Decree

allowing and confirming
claim.

Filed November 24. 1885

Southard Hoffman Clerk

Thos W. Grimwood

Deputy Clerk

Recorded in Bk 2 of Judgments &
Decrees at pages 534-537

ESTEE & WILSON

Attorneys at Law,

NO. 419 CALIFORNIA STREET,

SAN FRANCISCO.

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