

CASE NO.

114

NORTHERN DISTRICT

PART OF ENTRE NAPA GRANT

L. D. BROWN

CLAIMANT

Land Case No. 114 ND

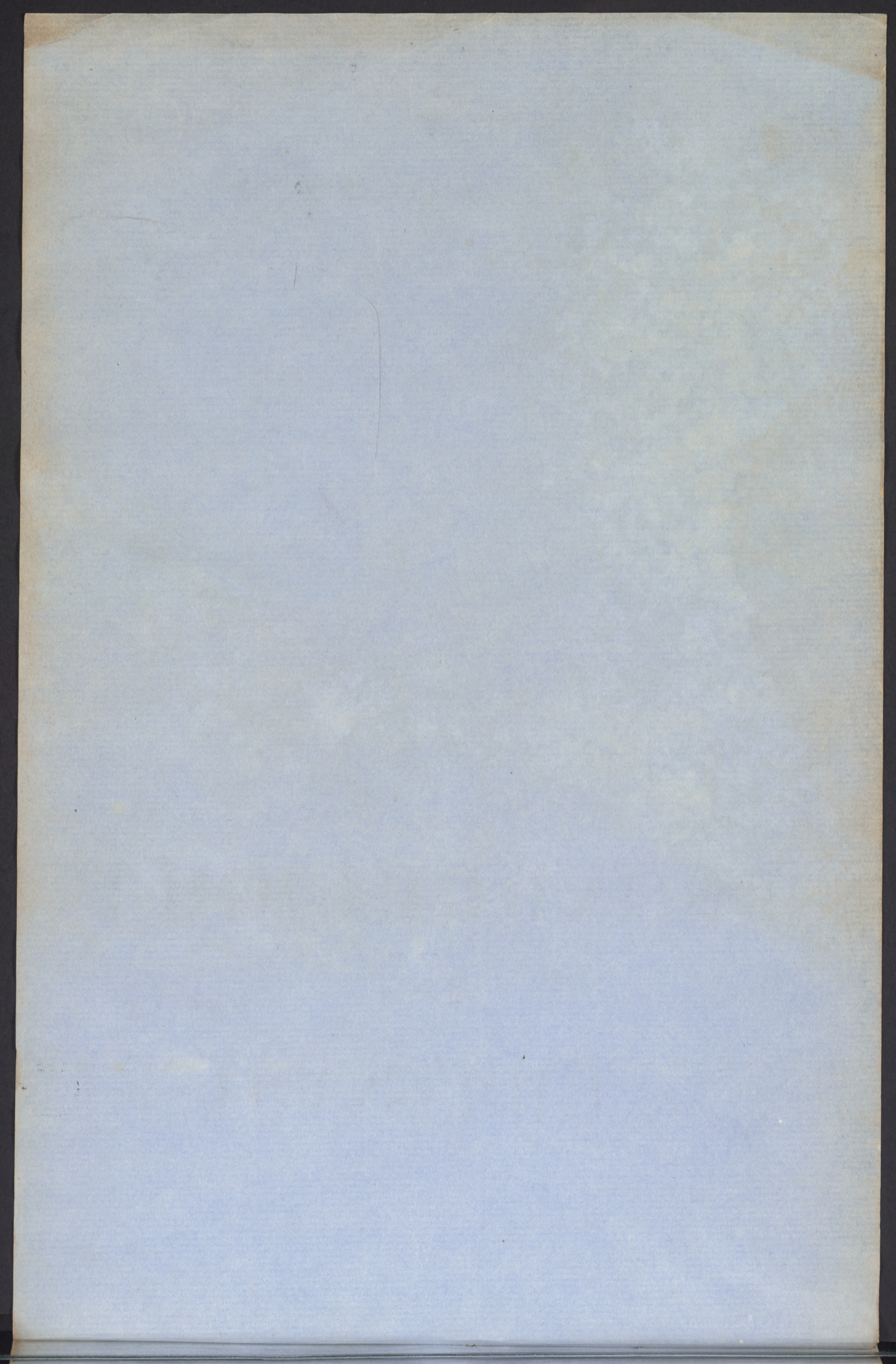
47 pages.

OCT 19 1962

U S A
25% COTTON FIBER
FLOWER BOND
Guaranteed

173

Northen District



114 ND
PAGE 1

TRANSCRIPT

OF THE

PROCEEDINGS

IN CASE

NO. 773

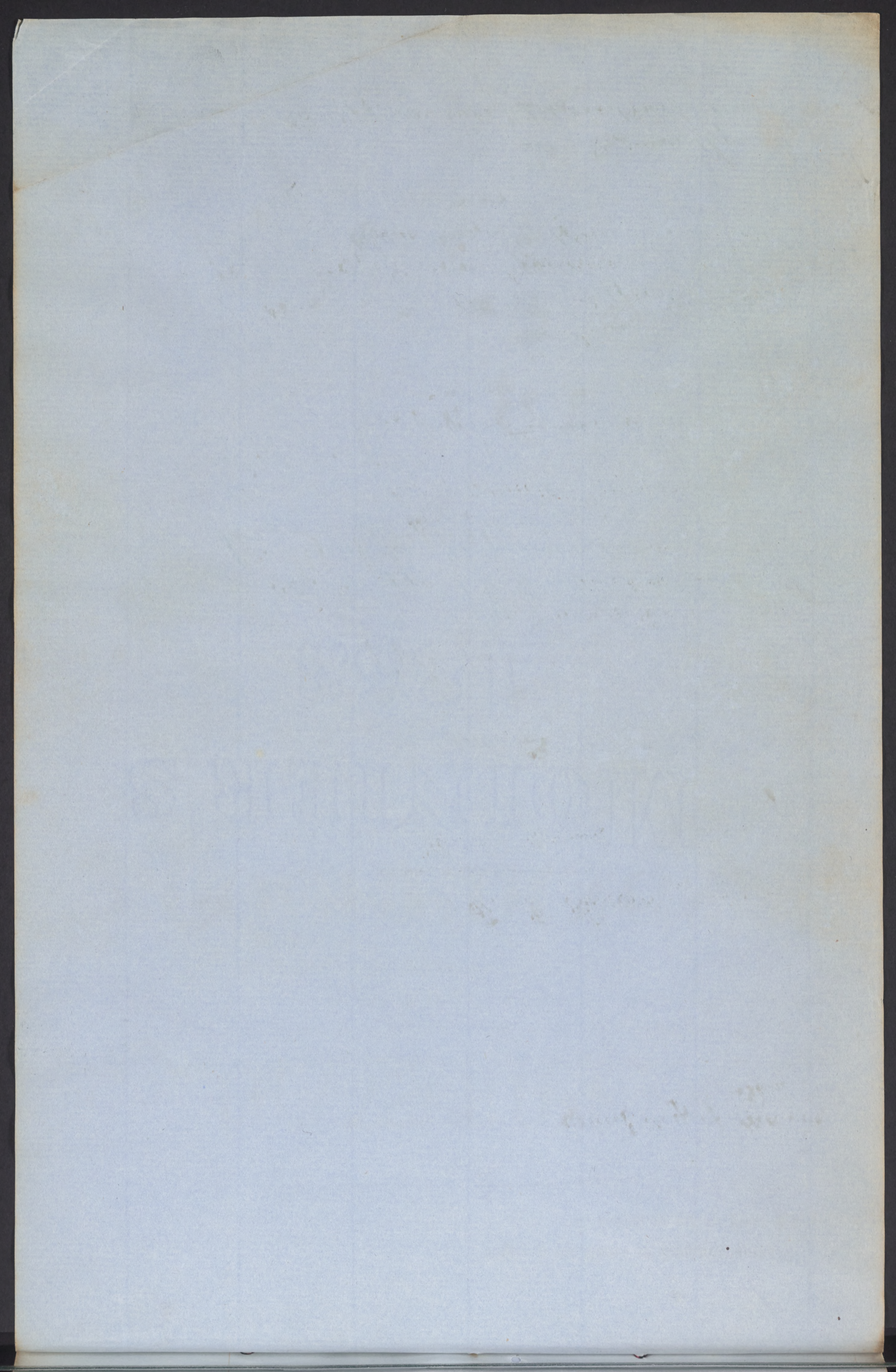
L. D. Brown CLAIMANT

VS.

THE UNITED STATES, DEFENDANT,

FOR THE PLACE NAMED

"Entre Wapa"



Office of the Board of Commissioners,

To ascertain and settle the Private Land Claims

IN THE STATE OF CALIFORNIA.

Be it Remembered, that on this second day of March, Anno Domini One Thousand Eight Hundred and Fifty-Three, before the Commissioners to ascertain and settle the Private Land Claims in the State of California, sitting as a Board in the City of San Francisco, in the State aforesaid, in the United States of America, the following Proceedings were had, to wit;

The Petition of S. D. Brown ^{part of} for the Place named "Entre Napa," was presented, and ordered to be filed and docketed with No. 773, and is as follows, to wit;

(Vide page 3 of this Transcript.)

Upon which Petition the following subsequent Proceedings were had in their chronological order, to wit;

San Francisco, December 14' 1853.

In case no. 773, S. D. Brown et al; for part of the place named "Entre Napa," the deposition of Rodrick W. Morrison, a witness in behalf of the claimants, taken before Commissioner Alpheus Felch, was filed;

(Vide page 5 of this Transcript.)

San Francisco, March 27' 1854.

In the same case the counsel for the claimants filed the following Stipulation, to wit;

(Vide page 27 of this Transcript.)

San Francisco, April 4' 1854.

Case no. 773, was submitted on briefs and taken under advisement by the Board.

San Francisco, April 11th 1854,
In the same case Commissioner Alphens Felch
delivered the opinion of the Board confirming
the claim;

(vide page 29 of this Transcript)

San Francisco, Aug. 15th 1854,
In the same case, on motion of the W.S. Law
Agent, the following order was made, to wit:

(vide page 32 of this Transcript)

3

Petition

To the Honorable Board of Commissioners for settling Land claims in the State of California
The petition of Lorenzo D Brown and Robert S Runcall respectfully represents; That on the 31st day of September A.D. 1838 Juan B Alvarado, by the Law of Mexico of 1824 and Instructions of 1828 granted to Salvador Vallejo a tract of Land called Rancho de Napa situated in the present County of Napa with the boundaries described in the grant and accompanying map, which Original grant and map are now in the office of the Surveyor General of the United States for the State of California as also the Approval of the Departmental Deputation and Act of Judicial possession, all of which copies have been filed in claim No. 495. in the office of the Secretary of this Honorable Board hereby referred to and prayed to be taken as part of this petition

That on the 31st day of December A.D. 1849 the said Salvador Vallejo sold and conveyed unto One Victor Freemon a certain tract of Land within the limits of said Rancho de Napa containing six hundred and forty acres and particularly in the said conveyance of Salvador Vallejo a true copy of which is herewith filed and marked B and prayed to be taken as part of this petition -

That subsequently to the date of the last mentioned conveyance the said tract of Land was lawfully conveyed according to the Deeds, copies of which are herewith annexed marked **C, D, E & F** and is now the property of your petitioners, for valuable consideration and accordance with Law

And your petitioners further show that said tract of Land has been in the quiet and peaceable possession of the petitioners and those under whom they hold that there are no conflicting claims, and that they rely for confirmation upon the Treaty of Guadalupe Hidalgo

the act of Congress creating his Honorable Board the
 Original papers of said Grant above referred to and
 such other and further proofs as they may be advised
 are necessary - Therefore they pray a decree of confirma-
 tion to their said Grant -

Lorenzo D Brown
 Robert S Randall

P. S.

The Documents B. L. E. F. G. H. & I referred to in
 the foregoing petition are in a distant County of the
 State and copies of them cannot be furnished by the
 third day of March instant; this is the reason why
 they are not made to accompany the foregoing
 petition - They will be furnished in due season

L. D. Brown
 Atty

Filed in Office March 2nd 1833

Geo. Fisher
 Secy

5-
Deposition of
R N Morrison

Office of the Board of U.S. Land Commissioners &c
San Francisco December 14th 1853

This day before Commissioner Alpheus Felch came
Roderic N. Morrison a witness in behalf of claimant
L. D. Brown & al. Petition No. 773 and being duly
sworn sworn deposed as follows

Tested by Mr Grant Attorney for the claimant

Question 1st What is your name age & place of residence

Answer - My name is Roderic N Morrison my age is
fifty four years and I reside at San Francisco
California

2^d Are you acquainted with the tract of land granted
to Salvador Vallejo in Napa County and known
by the name of Rancho de Napa?

Answer I am

3^d Is the land described in the petition filed in
this case as claimed by the petitioner a part of
the tract mentioned in the last interrogatory

Answer - I believe it to be and have no doubt
of the fact.

Roderic N Morrison

Mr Greenhow Associate Survey Agent was present
at the taking of this Deposition, but propoun-
ded no interrogatories to the witness

Subscribed and sworn to before me this fourteenth
day of December 1853

Alpheus Felch
Commissioner

Taken in Office December 14th 1853

Geo. Fisher

Secy

[Faint, illegible handwriting throughout the page, possibly bleed-through from the reverse side.]

[Small, faint markings or text in the bottom left corner.]

7
Deed B

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PAGE 7

This Indenture made and concluded this thirty
first day of December in the year of Our Lord one
Thousand Eight hundred and forty nine between
Salvador Vallejo of the District of Sonoma Northern
Department of Upper California of the one part and
Victor Freedon of the said District of the other part
Witnesseth: that the said Salvador Vallejo for himself
and his heirs and assigns, for and in consideration of
sum of eight thousand dollars, well and truly paid
at or before the sealing and delivery of these presents
the receipt whereof is hereby acknowledged, has gran-
ted bargained sold transferred and conveyed and by
these presents do grant bargain sell transfer and con-
vey unto the said Victor Freedon his heirs and assigns for
ever all his right title and interest of in and to all
that certain mile of Land situated and being in the
Town of Napa property of said Salvador Vallejo
said Land comprehends a piece of six thousand one
hundred and forty acres or a mile square described as follows
from the arroyo de los Cuerneros, running the said
Arroyo from the limit of Sect. Seven, to the West
One mile; from that point to the North one mile
from there to the East one mile and from there to
the Sun. One mile till the point from which the
measure is begun - To have and to hold all
and singular as the above bounded and described
mile of Land aforesaid together with all the
rights profits privileges and appurtenances what-
soever thereunto belonging as fully as the same was
held and enjoyed by the said Salvador Vallejo
as aforesaid unto the said Victor Freedon his
heirs and assigns, to his only proper use benefit
and behoof forever - and the said Vallejo for himself
his heirs and assigns do hereby covenant to and with
the said Victor Freedon his heirs and assigns to warrant
and promise to defend the title to the said granted

and bargained promises from the lawful claim or
 demands of any person or persons claiming or to claim
 the same. In witness whereof, the said Salvador
 Vallejo has hereunto set his hand and seal the
 day and date above mentioned

Salvador Vallejo

Territory of California
 District of Sonoma

Personally appeared before
 me the undersigned Justice of the peace of the said
 District, in the absence of the Alcalde, the person
 whose name is subscribed to the foregoing deed and
 acknowledged the same to be his act and deed for the
 purposes therein mentioned. And in testimony whereof
 I have hereunto set my hand and seal in presence
 of — this 31st Dec. 1849

L. W. Boggs
 J. P. Randolph

Peter Campbell
 J. Peace

Recorded in Book D page 107 Archives of Sonoma

Filed in office March 3rd 1853

Geo. Fisher

Sec

9

Deed C

Know all men by these presents that I Victor Pinedon of the Town of San Francisco California for and in consideration of the sum of eight hundred dollars (\$800) good and lawful money of the United States to me in hand paid by Leopold Bassange and Louis Pavy of the same place at or before the enrolling and delivery of these presents the receipt whereof is hereby acknowledged have bargained sold and quit claimed and by these presents do bargain sell and quit claim unto the said Leopold Bassange and Louis Pavy and to their heirs and assigns all my right title interest estate claim and demand both at Law and in Equity, as well in possession and in expectancy of in and to all that certain mile of Land situated and being in the form of a square formerly the property of Salvador Vallejo, comprehending a section of six hundred and forty acres or a mile square, described as follows: to wit, from the Arroyo de los Cameros running the said Arroyo from the limit of Sect. Revere to the West One mile; from that point to the North One mile, from thence to the East One mile; from thence to the South, One mile, to the point of commencement - Together with all and singular the hereditaments and appurtenances thereunto belonging; being the same premises heretofore conveyed to me the said Victor Pinedon by Salvador Vallejo by deed bearing date the thirtieth day of December One thousand Eight hundred and forty nine subject to a certain mortgage made by me the said Victor Pinedon to P^{ro}fr^o Hazarza to secure the payment of Two thousand dollars on or before the Ninth day of May One thousand Eight hundred and fifty - To have and to hold the above bargained and described premises with the appurtenances as freely and effectually to all intents and purposes as the same are now held and

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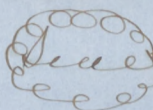
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possession by me, unto the said Leopold Rossange
and Louis Perry their heirs and assigns to their sole
use benefit and behoof

In witness whereof I have hereunto set my hand
and seal this Twenty three day of March one
thousand Eight hundred and fifty.

Sealed and delivered

in presence of, the unders

Wm Freedom 

"day and year just above written"

being first read and the leaves

"Twenty three day of March one

Thousand Eight hundred and fifty"

being first intimated

Julius K Rose

John Hesketh

State of California }
District of Sonoma }
I do hereby certify

That I personally appeared before
me this 23rd day of March 1850 Wm Freedom to
one known to be the individual described in and
who executed the foregoing instrument and acknow-
ledged the same to be his voluntary act and
deed. True

Julius K Rose
Notary Public

March 28th 1850

Recorded in Book B. pages 156 & 157 archive of
Sonoma

Wm M Fuller, Alcalde

Filed in office March 3rd 1853

Geo. Fisher Secy

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11
Deed

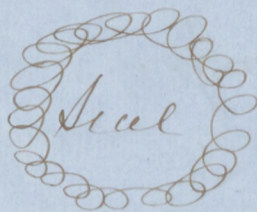
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PAGE -- 11

Know all men by these Presents, that I Leopoldo Bossange of the City and County of San Francisco and State of California, for and in consideration of the sum of Two thousand Dollars to me in hand paid before the sealing hereof by Lorenzo D Brown of said City, the receipt whereof is hereby acknowledged have granted bargained sold and conveyed and by these presents do grant bargain sell and convey unto the said Lorenzo D Brown his heirs and assigns all my right title and interest in and to the following described tract of Land, situated in the Town and County of Napo formerly Land belonging to Salvador Vallyo to wit: Commencing at the point where the North by line of Land granted by Salvador Vallyo to Genl. Poirer intersects the Arroyo de los Cuerneros and running the said Arroyo in a westerly direction One mile, thence in a North by direction One mile, more or less (according to the Survey of A. D. Home court) thence in an Easterly direction One mile thence in a South by direction One mile (more or less according to said Survey) to the place of beginning, being the same property conveyed to me by Victor Piedad and containing a Section of six hundred and forty acres - To have and to hold the same to him the said Lorenzo D Brown his heirs and assigns to his and their own proper use and benefit forever And I the said Leopoldo Bossange for myself and for my heirs Executors and Administrators hereby Covenant and agree to and with the said Lorenzo D Brown his heirs and assigns that I will warrant and defend the above granted premises against the lawful claims and demands of all persons claiming the same by firm or lien or otherwise - In testimony whereof I have hereunto set my hand and Seal this 15th day of September A. D. 1859
Signed sealed delivered Leopoldo Bossange
in presence of Matthew H. Freeman

State of California }
County of San Francisco } sp.

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On this third day of March A.D. 1853 before me a
Notary Public in and for said County personally
appeared Leopoldo Bospino to me known to be
the person described in and who executed the prece-
ding deed who acknowledged to me that he executed
the same freely and voluntarily and for the uses
and purposes therein mentioned



Witness my hand and official
Seal the day and year last above
written

Matthew A. Furman
Notary Public

Filed in Office March 3rd 1853

Geo. Fisher

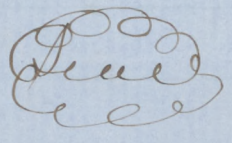
Secy

13

Deed E

Know all men by these presents that I Louis Parry of
 the Town of San Francisco California for and in consid-
 eration of the sum of One thousand dollars (\$1000) good
 and lawful money of the United States to me in hand
 paid by P. S. Garden of the same place at and before the
 enrolling and delivery of these presents, the receipt
 whereof is hereby acknowledged have bargained sold
 and quit claimed and by these presents do bargain sell
 and quit claim unto the said P. S. Garden and to his
 heirs and assigns all my right title interest estate
 claim and demands both at Law and in Equity as
 well in possession as in Expectancy of and to the
 undivided half of that certain Melo of Land of
 Detente and being in the Town of Napo formerly
 the property of Salvador Vallejo comprehended a Sec-
 tion of six hundred and forty acres, or a mile square
 described as follows; From the arroyo de los Coar-
 nos running the said arroyo from the limit of San
 Roque to the West One mile, from that point to
 the North One mile, from thence to the East One
 mile; from thence to the South One mile to the
 Point of commencement

In Witness whereof I have hereunto set my hand
 and seal the first day of February One thousand
 Eight hundred and fifty one

L. Parry 

Signed sealed and delivered
 in presence of
 E. Kohn
 J. McGuire

Filed for record 19th March A.D. 1851 at 30 minutes
 past 11 o'clock A.M. Recorded in Book A pages
 279 & 280 Archives of Napo County
 A. H. W. Keady Recorder
 By Geo. W. Lawrence Deputy 1851

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United States of America }
State of California }
County of San Francisco }

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Personally appeared before me a Notary Public in and for Sutter County this 7th day of February A.D. 1851 the within named L. Jary to me known to be the person who executed the within Instrument who acknowledged that he executed the same freely and voluntarily and for the uses and purposes there contained

Signed with my hand and sealed with with my Seal this 7th day of February A.D. 1851

Wm. Freelon
Notary Public

Filed in office March 3^d 1853
Geo. Fisher
Secy

Know all men by these Presents that I Paul S Gordon of the City and County of San Francisco and State of California in consideration of the sum of Two thousand Dollars to me in hand paid before the enrolling hereof the receipt whereof is hereby acknowledged and by these presents do bargain sell quit claim and convey unto to Robert S Randall of said City of San Francisco his heirs and assigns all my right title and interest estate claim and demand both at Law and in Equity as in possession use and expectancy of mine to the undivided half of that certain one square of land situated lying and being in the Town of Napa in the County of Napa formerly the property of Salvacion Vallejo comprehending a Section of Six hundred and forty acres described as follows: From the Arroyo de los Hornos running the said Arroyo from the limit of Street Roman Street in a Westerly direction one mile from that point in a Northwesterly direction one mile from thence in an Easterly direction one mile from thence in a Southwesterly direction one mile to the place of beginning - To have and to hold the interest of the said Paul S Gordon his heirs Executors and Administrators in and to the above mentioned half of said land to him the said Robert S Randall his heirs and assigns forever And I the said Paul S Gordon for myself and my heirs Executors and Administrators hereby covenant and agree to and with the said Robert S Randall his heirs and assigns that I will and my heirs Executors and Administrators shall and well warrant and defend the premises against the lawful claims and demands of all persons claiming by from under me. In testimony whereof I have hereunto set my hand and seal this 3rd day of December A.D. 1852

Paul S Gordon

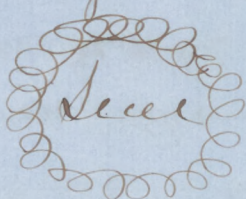
Signed Sealed and delivered in presence of
Misses M Palmer

State of California }
City & County of San Francisco } Sp.

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On this third day of December A.D. 1853 before
me L. D. Brown a Notary Public in and for said
County of San Francisco personally appeared
Paul S. Gordon, known to me to be the person as
certified in and who executed the annexed Instru-
ment, and who acknowledges to me that he
executed the same freely and voluntarily and for
the uses and purposes therein mentioned

In testimony whereof I have hereunto affixed
my official seal and subscribed my name
the day and year first above written



L. D. Brown
Notary Public
No. 275. Montgomery Street
San Francisco

Filed in Office March 3rd 1853
Geo. Fisher
Sey

17
Deed
Salvador Vallejo To
Victoria Freedman

This Indenture made and concluded this thirty
first day of December in the year of Our Lord One
Thousand Eight hundred and forty nine Between
Salvador Vallejo of the District of Sonoma Northern
Department of Upper California of the one part
and Victoria Freedman of the said District of the other
part Witnesseth that the said Salvador Vallejo
for himself and his heirs and assigns for and in
consideration of the sum of Eight thousand dollars
well and truly paid at a before the enrolling and
delivery of these presents the receipt whereof is
hereby acknowledged has granted bargained sold
transferred and Conveyed and by these presents do
grant bargain sell transfer and Convey unto the
said Victoria Freedman his heirs or assigns forever all
his right title and interest of or in and to all that
certain mile of Sand situated and being on the
Farm of Napa property of said Salvador Vallejo
said Sand comprehends a section of six thousand
and forty acres or a mile square described as
follows: From the Arroyo de los Cuerneros running
the said Arroyo from the Summit of Saint Rovere
to the West One mile; from that point to the North
One mile; from there to the East One mile and
from thence to the Sun One mile till the point
from which the measure is begun
To have and to hold all and singular the above
bounded and described mile square of Sand
as aforesaid together with all the ^{rights} privileges
and appurtenances whatever thereto belonging
as fully as the same was held and possessed by the
said Salvador Vallejo as aforesaid unto the said
Victoria Freedman his heirs and assigns to his only prop-
er use benefit and behoof forever - And the said
Salvador Vallejo for himself his heirs and assigns
do hereby Covenant to and with the said Victoria
Freedman his heirs and assigns to warrant and promise

to defend the title to the said granted & bargain premises from the lawful claim or demand of any person or persons whatever claiming or to claim the same -

In testimony whereof the said Salvador Valles has hereunto set his hand and seal the day and date above mentioned

Salvador Valles
Secretary of Calaveras
District of Sonoma } Personally appeared before me the undersigned Justice of the peace of said District in the absence of the claimant the person whose name is subscribed to the foregoing deed as having executed the same and acknowledge the same to be his act and deed for the purposes therein mentioned - And in testimony whereof I have hereunto set my hand in presence of

L. M. Boygs
J. P. Randall

Peter Campbell
J. Peace

State of California }
County of Napa } On this Twenty third day of March A.D. 1854 personally appeared before me L. M. Boygs who is personally known to me to be the person whose name is subscribed to the foregoing Instrument as witness thereof who after being by me duly sworn says that Salvador Valles whose name is subscribed to the said Instrument as party thereof is the person who executed the same and declared that he executed the same freely and

Filed in Office
April 4th 1854
Geo. Fisher Secy

voluntarily for the purposes therein mentioned and that thereupon the said L. M. Boygs subscribed his name to the said Instrument as a witness thereof -
Witness my hand and seal the day and year last above written

G. F. Tolson
Justice of the Peace

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Deed
Victor Pudson
To Bossange &
Pavy

Know all men by these presents that I Victor Pudson
of the Town of San Francisco California for and in
consideration of the sum of Eight hundred dollars (\$800)
good and lawful money of the United States to me
in hand paid by Leopold Bossange and Louis Pavy
of the same place at and before the inscaling and
delivery of these presents, the receipt whereof is hereby
acknowledged has bargained sold and quit claimed
and by these presents do bargain sell and quit claim
unto the said Leopold Bossange and Louis Pavy
and their heirs and assigns all my right title interest
estate claim and demand both at Law and in Equity
as well in possession as in Expectancy of and unto all
that certain Mile of Land, situated and being
in the Town of Napu formerly the property of Salvador
Vallejo Comprehending a Section of six hundred
and forty acres or a mile square as follows;
from the Arroyo de los Conneros running the same
Arroyo from the limit of Sweet. River to the West
one Mile, from that point to the North one mile
from thence to the East one mile; from thence to
the South one mile to the point of Commencement
Together with all and singular the hereditaments and
appurtenances thereto belonging, being the same land
heretofore conveyed to me the said Victor Pudson
by Salvador Vallejo by deed bearing date the thirty
first day of December one thousand eight hundred
and forty nine, subject to a certain Mortgage
made by me the said Victor Pudson to P. F. Hazard
to secure the payment of Two thousand one hun
dred dollars on or before the ninth day of May
one thousand eight hundred and fifty
To have and to hold the above bargained and these
deed premises with the appurtenances to fully and
effectually to all intents and purposes as the
same are now held and possessed by me unto
the said Leopold Bossange and Louis Pavy

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March 28. 1850 then heirs and assigns to their sole use benefit and
 Recd in Book of given -
 I pay 156.4157 In witness whereof I have hereunto set my hand and
 Uchius of Sonoma Seal the twenty third day of March, one thousand
 W. M. Fuller Eight hundred and fifty
 Seal of W. M. Fuller
 sealed and delivered upon Freedom Seal
 in presence of the words

"day and year just above written"
 being just erased and the words
 Filed in office
 April 4. 1854 Twenty third day of March one thousand
 Geo. Fisher Eight hundred and fifty" being
 Secy just inserted

Julius K Rose
 John Hesketh -

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State of California }
 District of San Francisco }
 Sup:

Personally appeared before me this 23rd day of March
 A.D. 1850 Victor Freedom to me known to be the
 individual described in and who executed the
 foregoing Instrument and acknowledged the same
 to be his Voluntary Act and deed

Julius K Rose
 Notary Public

State of California }
 County of San Francisco }
 Sup:

On this 14th day of Dec.
 A.D. 1853 before me a Notary Public in and for
 said County personally appeared Julius K Rose
 the person whose name is subscribed to the
 instrument as a witness thereof who being by me duly
 sworn depose and say that he knows Victor
 Freedom whose name is subscribed to the said
 foregoing Instrument as a party thereto that he
 saw him sign seal and deliver the same; that he ack-
 nowleges to him that he executed the same freely X

These positions were for the use and purposes therein
 mentioned and that at his request the before
 subscribed names were thereunto subscribed by me
 and appeared thereunto - Geo. Fisher Not. Pub.

2/
Iced
L Pavy To
P. J. Gordon

Know all men by these presents that I Louis Pavy
of the Town of San Francisco California for and
in consideration of the sum of one thousand dollars
(\$1000) good and lawful money of the United States
to me in hand paid by P. J. Gordon of the same
place at & before the sealing and delivery of
these presents the receipt whereof is hereby acknowl-
edged have bargained sold and quit claimed
and by these presents do bargain sell and quit claim
unto the said P. J. Gordon and to his heirs & assigns
all my right title interest estate claim and demand
both at Law and in Equity as well in possession
as in Expectancy of and to the undivided half
of that certain Mile of Land Situated and being
in the Town of Napa formerly the property of Saloan
& Vallejo Comprehending a Section of six hundred
and forty acres or a Mile Square described as follow
From the Arroyo de los Carneros running the said
Arroyo from the limit of Decret. River to the West
One Mile; from that point to the North one mile;
from thence to the East One Mile; from thence to
the South One Mile to the point of commencement
in Ultrap whereof I have hereunto set my
hand and Seal the First day of February
one thousand eight hundred and fifty one

Sealed and delivered L Pavy
in presence of

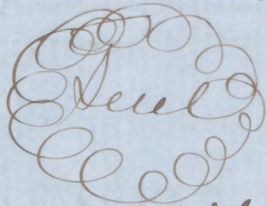
E. Kohn
P. M. Kane

United States of America }
 State of California }
 County of San Francisco }

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Personally appeared before me a Notary Public
 in and for said County this 7th day of February
 1851 the within named & Party to me known to
 be the person who executed the within Instrument
 who acknowledges that he executed the same
 freely and voluntarily and for the purposes therein
 contained

Signed with my hand J. W. Freeman
 Sealed with my Seal Notary Public
 this 7th day of February A.D. 1851



Filed in office April 4. 1854

Geo Fisher

Deary

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Deed
 P. S. Gordon To
 Robt. S. Randall

Know all men by these presents that I, Paul S. Gordon
 of the City and County of San Francisco and State of
 California do hereby acknowledge the receipt of the sum of Two thousand
 Dollars to me in hand paid by the undersigned party
 the receipt whereof is hereby acknowledged and have bargained
 and sold quit claimed and conveyed and by these presents do bargain sell quit claim
 and convey unto Robert S. Randall of said City of
 San Francisco his heirs and assigns all my right title
 and interest estate claim and demand both in
 Law and in Equity as well in possession as in Expectancy
 of an undivided half of that of
 that certain Mile Square of Land Situate lying
 and being in the Town of Napa, in the County of
 Napa formerly the property of Salvador Vallejo com-
 prehended a Section of Six hundred and fifty Acres
 described as follows; From the Arroyo de los Barne-
 ros running the said Arroyo from the Corner of
 Street. Revere's trail in a Westerly direction one
 Mile; from that point in a Northernly direction
 one Mile; from thence in an Easterly direction one
 Mile; from thence in a Southernly direction one Mile
 to the place of beginning - To have and to hold
 the interest of the said Paul S. Gordon his heirs
 Executors and Administrators in and to the afore-
 mentioned tract of Land to him the said Robert
 S. Randall his heirs and assigns forever. And I
 the said Paul S. Gordon for myself and for
 my heirs Executors and Administrators hereby con-
 vey and agree to and with the said Robert S.
 Randall his heirs and assigns that I will and
 my heirs Executors and Administrators shall
 and well warrant defend and defend the promises
 because the lawful claims and demands of all
 persons claiming by from or under me in testimony
 whereof I have hereunto set my hand and seal this
 third day of December AD 1852 Paul S. Gordon

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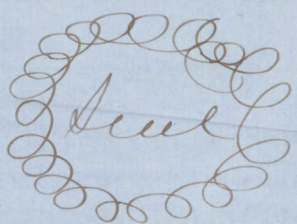
Signed sealed and delivered in presence of
Thomas M. Palmer

State of California
City of San Francisco 3/4

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On this third day of December AD 1852 before me
L. D. Brown a Notary Public in and for Sacramento
of San Francisco, personally appeared Paul Gordon
known to me to be the person described in and
who executed the annexed instrument, and who
acknowledged to me that he executed the same
freely and voluntarily and for the uses and purposes
therein mentioned.

In testimony whereof I have hereunto
affixed my official seal and
subscribed my name the day and
year first above written



L. D. Brown Notary Public
No 275 - Montgomery Street
San Francisco

Received for Record September 27th 1853 at
9 O'clock A.M. and Recorded in Book "B"
page 404 of the Records of Napa County
In. H. Sewell Recorder
By C. S. Hoffenberg
Dep. Recorder

Filed in Office April 4. 1854
Geo. Teskey
Secy

23

Deed
L Bossange to
L L Brown

Know all men by these presents that I Leopold
Bossange of the City and County of San Francisco
and State of California for and in consideration of
the sum of Two thousand Dollars to me in hand
paid before the inscaling and delivery hereof
by Lorenzo D Brown of said City the receipt where
of is hereby acknowledged have bargained granted
sold and conveyed and by these presents do grant
bargain sell and convey unto the said Lorenzo
D Brown his heirs and assigns all my right title
and interest in and to the following described tract
of land situate in the Town and County of Napa
formerly land belonging to Solvada Vallejo, to wit
commencing at the point where the North line of
land granted by Solvada Vallejo intersects the
Arroyo de los Cueros, and running the said Arroyo
in a Westerly direction One Mile; thence in a
Northwesterly direction One mile more or less (according
to the Survey of A D Stonecut) thence in an Easterly
direction One mile thence in a Southerly direction
One mile (more or less according to said Survey)
being the same property conveyed to me by Victor
Piedon and containing a Section of Six hundred
and forty Acres - To have and to hold the same
to him the said L D Brown his heirs and assigns
to his and their own proper use and benefit forever
and I the said Leopold Bossange for myself and
for my heirs Executors and Administrators hereby
covenant and agree to and with the said Lorenzo
D Brown his heirs and assigns that I will warrant
and defend the above granted premises against
the said claims and demands of all persons
claiming the same by farm or under me
In Witness whereof I have hereunto set my hand
and seal this 15th day of September A. D.
1852 in the place

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Leopold Bossange

Signed Sealed and delivered in presence of
Matthew H Furman

State of California S.F.
County of San Francisco S.F.

On this third day March A.D. 1852 before me a
Notary Public and for the said County personally
appeared Leopold Boppre to me known to be
person described in and who executed the pre-
ceding deed, who acknowledged to me that he
executed the same freely and voluntarily for
the uses and purposes therein mentioned
Witness my hand and official Seal the day and
year last above written

[Signature]

Matthew H Furman
Notary Public

Received for Record Sept 27th A.D. 1853 at
at 9 o'clock AM. and recorded in Book "B"
pages 402 & 403 of the Records of Napa County
John S. Seabell Recorder
By L. Coffenberg Dep Recorder

Filed in office April 4th 1854

Geo. Fisher

Secy

27 No 773

U. S. Land Commission
L. D. Brown & R. J. Randall
Claimants

It is hereby agreed
by the U. S. Land Agent and Claimants Counsel
that the original papers on file and depositions
taken in Case No. 495 of J. P. Thompson Claim
ant, before this Board also Map in Case No 649
may be read and considered in evidence on the
trial of this cause the same as if said original
papers and map were now filed in this case
and said depositions retaken in this case, all
parties claiming under said original title

of E. H. Howard
to M. Messman Atty
of Petitioners

No. 773

Supplement

In addition to the above it is stipulated
by the U. S. Land Agent and the Claimants Counsel
that the conveyance from Saboda Valley to Victor
Pecora shall be held as duly proven and that the
tract petitioned for in this case is within that tract
known as the Rancho de Napa originally granted
to Saboda Valley -

J. H. McKune

Land Agent

R. Rose for Claimants

Filed in Office March 27. 1854

Geo. Fisher

Secy

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PAGE 27

[Faint, illegible handwriting covering the majority of the page]

[Small, faint handwritten notes or markings]

Lorenzo L Brown &
Robert S Randall

} For a parcel of land containing
2640 acres part of the Rancho
called Napa in Napa County

Opinion of Board
by Genl. Felch

^{vs}
The United States

The land claimed in this case is alleged to be part
of the Rancho called Napa, originally granted to
Salvador Vallejo from whom through several mesne
conveyances the present claimant derives title -

By written stipulation between the Law Agent and the
Attorney for the Claimants the testimony and certain
Original papers filed in case No 495 and a map
filed in case No 649 are to be used as evidence in
this case. By these, proof is made of the Original
grant by Governor Alvarado bearing date December
21. 1838 - The approval of the Departmental Assembly
on the 23rd day of the same month and the going
of Judicial possession to the grantee on the 8th day
of December 1844 - They also show that the
said grantee went into possession of the land
in 1838 or 1839 and occupied the same, built
a house had horses and cattle on the place and
cultivated the same. The proof is sufficient to
entitle Vallejo to the premises designated and
to enable him to convey to another -

The claimants show title in themselves to the
property claimed by them which is admitted
on the record to be part of said Rancho - By the
following conveyances to wit

First a deed from Salvador Vallejo to Victor Puelon
dated December 31. 1849

Second a deed from Victor Puelon to Leopoldo
Bossange and Louis Pury dated March 23rd 1850

Third a deed from Louis Bossange to Lorenzo
L Brown one of the claimants dated September
15. 1852 conveying all the interest of said
Bossange in the premises

Fourth - A deed from Isaac Parry to P. S. Gordon
dated February 1. 1851 conveying all the interest
of said Parry in the premises -

Fifth - A deed from said Gordon to Robert S
Randall one of the claimants in this case dated
December 3rd 1852

These conveyances establish the right of the petition-
ers as tenants in common of the land described
in their petition - They are entitled to a conform-
able and decree will be entered accordingly

Conformed

Filed in office April 11. 1854

Geo. Fisher

Secy

Lorenzo D Brown &
Robert S Randall
vs
The United States

Decree of
Confirmation

In this case on hearing the
proofs and allegations it is adjudged by the
Commission that the claim of the said petitioner
is valid and it is therefore decreed that the same
be confirmed

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The lands of which confirmation is hereby made
are a part of the place known by name of Napu
in Napu County which was granted to Salvador
Valley, which place is bounded and described
as follows to wit: Commencing on the Arroyo of
Napu at the boundary of Nicholas Herrera
thence following a southerly direction to the lower
part of the Arroyo de los Carneros six thousand
varas to a pile of stones; thence towards the North
West along the Arroyo six thousand varas to the
upper road which goes to Napu; thence along
the same Arroyo North North West to the upper
Road which goes to the Rancho of Yenth four
thousand six hundred varas, thence continuing
on the same course to the boundary of said Yenth
by estimation ten thousand varas, thence towards
the North-North East three thousand two hundred
and fifty varas to the River Napu; thence
down the same river course South East to the
Arroyo of Napu fifteen thousand one hundred
and twenty five varas and thence following the
same Arroyo Westwardly two thousand six hundred
varas to the place of beginning containing four
square leagues of land agreeably to the grant
to said Valley and the judicial measurement
thereof

That patent of the above described premises which
confirmation is hereby made is bounded and

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and described as follows. All that certain mile square of land situate lying and being in the farm of Nepa in the County of Nepes formally the property of Salvador Vallejo, comprehending a section of six hundred and forty acres described as follows: From the Arroyo de los Cuerneros running the said Arroyo from the limit of Sect. Revere's tract in a Westerly direction One Mile, from that point in a Northerly direction One Mile; from thence in an Easterly direction One Mile; from thence in a Southerly direction One mile to the place of beginning being the same land conveyed by deed from Jacob S Gordon to Robert S Randall dated December 3rd 1852 and by deed from Leopoldo Bopany to Jesus Lorenzo Brown dated September 15th 1852

Alpheus Fish }
Thompson Campbell }
Robert Thompson }
Commissary

Filed in Office April 11. 1854
Geo. Fisher
Clerk

And in compliance to the satisfaction of the Board that the land being a public estate is situated in the Northern District of California it is hereby ordered that two transcripts of the proceedings and of the decision in this case and of the papers and evidence upon which the same are founded be made and sent by the Secretary incorporated in his office to be filed with the Clerk of the N G District Court for the Northern District of Cal and the other be transmitted to the Atty Genl of the N G

Office of the Board of Commissioners,

To ascertain and settle the Private Land Claims in the State of California.

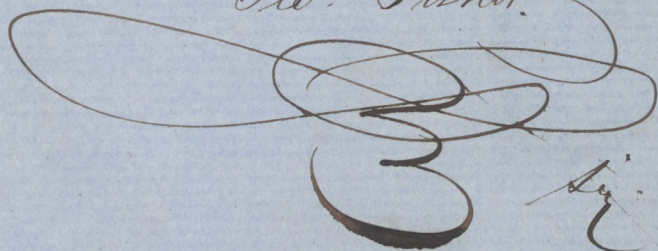

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I, *George Fisher* Secretary to
the Board of Commissioners to ascertain and settle the Private
and Claims in the State of California, do hereby certify the
foregoing *thirty two* pages, numbered from
1 to *32*, both inclusive, to contain a true, correct and full Tran-
script of the Record of the Proceedings and of the Decision of the
said Board, of the Documentary Evidence and of the Testimony
of the Witnesses, upon which the same is founded, on file in this
Office, in Case No. *773* on the Docket of the said Board,
wherein

L. G. Brown is
the Claimant, against the United States, for the place known by
the name of *Entre Napa*

In Testimony Whereof, I hereunto set my hand
and affix my private Seal (not having a Seal
of Office) at San Francisco, California, this
thirtieth day of *October*
A. D. *1854*, and of the Independence of the
United States of America the seventy=*ninth*

Geo. Fisher



114 XD

U. S. DISTRICT COURT,
Northern District of California.

No. — 114 —

THE UNITED STATES,

vs.

A. D. Brown
et al.

TRANSCRIPT OF THE RECORD

FROM THE

BOARD OF U. S. LAND COMMISSIONERS,

In Case No. *773*

Filed, *November 2nd* 1854

J. M. Monroe
clerk

Office of the Attorney General of the United States,

Washington, 10th February 1855.

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L. D. Brown

vs.

The United States.

{ 773.

You will please take notice that in the above case, decided by the Commissioners to ascertain and settle private land claims in the State of California in favor of the claimant, and a transcript of the proceedings in which was received in this office on the 12th day of November 1854, the appeal in the district court of the United States for the Northern Judicial district of California will be prosecuted by the United States.

Clayton

Attorney General.

U. S. District Court for
Northern District, Cal.

The United States

vs

L. D. Brown

No - 114 -

Notice of Appeal,

Filed March 20, 1855,

John A. Moursie,

Clerk

Office of the Attorney General of the United States,

Washington, 10th February 1855.

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L. D. Brown

vs.

The United States.

} 773.

You will please take notice that in the above case, decided by the Commissioners to ascertain and settle private land claims in the State of California in favor of the claimant, and a transcript of the proceedings in which was received in this office on the 12th day of November 1854, the appeal in the district court of the United States for the ~~Northern~~ district of California will be prosecuted by the United States.

Cushing

Attorney General.

W 114

U.S.D. Court W. Dist.

The United States

vs.

G. D. Brown.

Appeal Notice.

Filed May 5, 1853,
J. Cheever,
Deputy.

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

The United States

v. S.

Lorenzo D. Brown and
Richard S. Randall

To the Hon Ogden Hoffman Jr Judge

The petition of Otto H. Frank res-
pectfully shows: that on the 23rd day of
February. A. D. 1857. there was finally
confirmed to him by a decree of this
Honorable Court duly entered on appeal
by the United States from a decree
of Confirmation of the same lands,
by the Honorable the Commission, which
had prior to said date, been organized
under the Act of Congress of March 3. 1857,
entitled an Act to ascertain and settle
the private land claims in the State
of California" for the purpose of
ascertaining and settling private
land claims in said State, a portion
of what was then, and is known as the
Rancho of Wapa, in Wapa County in
said State, which Rancho was granted
by the Republic of Mexico to Salvador
Vallejo on the 21st day of September

A. D. 1838, containing Four Square Leagues more or less.

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Your petitioner further shows that the land so confirmed to him is described as follows to wit, all that portion of the said Rancho which was conveyed to your petitioner by Hernan Hohler, by deed dated on the 20th day of March A. D. 1852 and recorded in the Records office in the said County of Sapa in Book B. on pages 160 & 161, and more particularly described, as all the lands in said Rancho, which had not been before the date of said deed sold and conveyed by the said Salvador Vallejo or said Hernan Hohler, by deed before that time, to wit, the 20th day of March A. D. 1852, duly recorded in the Office of the Recorder of the said County of Sapa, reference being made in the said decree of Confirmation entered in this County to the said deed from Hohler to your petitioner

Your petitioner shows that in the proceedings before the said Commission and before this Honorable Court, which resulted in the said decree of Confirmation he claimed to derive and did derive and deraign his title to the land confirmed

to him from the said Salvador Vallejo
deriving his title as aforesaid through
the said Wohler, and from no other source,

Your petitioner further shows that on
or about the 2nd day of March 1853,
the said Lorenzo, D. Brown and Robert
S. Randall, filed their application
before the said Commission for a
Confirmation to them of a portion
of the said Rancho claiming to have derived
title as follows "to wit"

1st That on the Thirty first day of December
A. D. 1849 Salvador Vallejo sold and
Conveyed unto one Victor Prietas
a certain tract of land within
the limits of the Rancho de Sapa,
containing six hundred and fifty
acres, and particularly described
in the said Conveyance of Salvador
Vallejo
a true copy of which is herewith
filed and marked B. and prayed
to be taken as part of the Petition.

That subsequently to the date of the
last mentioned Conveyance, the said
tract of land was lawfully conveyed
according to the deeds, Copies of which
are hereto annexed marked C, D, E, F,
and is now the property of the petitioners,

Your petitioner further shows that on the 11th day of April A.D. 1854 the said Commission confirmed to the said Brown & Randoll the title to the said lands for the confirmation of which they had made application as aforesaid, according to the following description. Viz. {First, describing the Exterior boundaries of the whole Rancho de Napa } and That portion of the above described premises of which confirmation is hereby made is bounded and described as follows to wit. All that certain mile square of land situate lying and being in the town of Napa in the County of Napa, formerly the property of Salvador Vallejo Comprehending a section of Six hundred and fifty acres described as follows. From the Arroyo de los Carneros, running the said Arroyo from the limit of Lieut. Reverses tract in a westerly direction one mile; from that point in a northerly direction one mile; from thence in an easterly direction 2. one mile; from thence in a southerly

direction one mile to the place of
beginning, being the same land
conveyed by deed from Paul S.
Gordon to Robert S. Randall, dated
December 3^o 1852, and also by
deed from Leopold Rössing to
said Lorenzo D. Brown dated Septem-
ber 15. 1852,

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Your petitioners further shows
that in the proceedings before
the said Commission on the said
application of Brown & Randall
which resulted in the Confirma-
tion to them as aforesaid, they
claimed to have derived their
title, and to derive their title,
to the land confirmed to them,
through divers mesne Conveyances,
from and under said Vallejo,
as their original source of title,
and from and under the Grant
to said Vallejo as aforesaid and
from no other source.

Your petitioners further shows
that on or about the 20 day of March
A. D. 1855 appeal was taken from
the decree of the said Commission
confirming the said land to said
Brown & Randall, to this Honorable

Court which appeal is now pending
herein,

Your petitioner further shows
that in the proceedings before
said Commission which resulted
in a decree of Confirmation
in favor of the said Brown & Randal
as aforesaid, the said Brown &
Randal relied exclusively upon
the following which he claimed
to be his true and only deriva-
-ent or chain of title to the said
land Confirmed to them, that
is to say, what purported to be a
deed from said Vallejo to Victor
Pruden, which purported to have
been dated December 31. 1849, and
which did not purport to have
been recorded in the County of
Napa, ^{where the land was purported to situate,} but in the archives of Sonoma,
without naming the date of
record; and a deed from said
Pruden to Leopold Dussange &
Louis Pary dated March 23. 1850;
a deed from said Dussange to
Lorenzo D. Brown dated September
15. 1852 conveying all the interest
of Dussange in the premises; a
deed from said Pary to P. S. Gordon

Dated February 1. 1851. Conveying all the interest of said Pary in the premises. A deed from said Gordon to Robert S. Randall one of the Claimants dated December 3^d 1852,

Petitioner further shows that said Vallejo has made no other sale or disposition of said land except the sale, or disposition of the same which he may have made by what purports to be his said deed to Pruden, and the deed hereinbefore mentioned to Herman Mohler.

Now petitioner further shows that the Land Commission decree after describing the land Confirmed, mentions it as "being the same land conveyed by deed from Paul S. Gordon to Robert S. Randall, dated December 3. 1852, and also by deed from Leopold Burrange to said Lorenzo D. Brown dated September 15. 1852

Now petitioner further shows that in the last named deeds, the description of the land, ^{mentioned in them} does not follow the description as given in the

deed from Vallejo to Prudon, and includes a larger and greater quantity of land, than in deed Vallejo to Prudon.

Your petitioner hereby refers in support of this, his petition to the transcript, documents, depositions, and the whole record transmitted by the said Commission to this Honorable Court and on file herein.

Wherefore your petitioner prays that the said Decree of Confirmation by the said Commission be reformed or modified so as to conform to the description in what purports to be the deed from Salvador Vallejo to Victor Prudon as aforesaid, or that the decree of this Court shall contain a proviso that the land to be surveyed to said Brown & Randall under the decree of this Court shall be found within the exterior limits of the land described in said deed from Vallejo to Prudon, and that if not so found, so much thereof as shall be found within said exterior limits, and that your petitioner shall have such further

or other relief as may be just
and proper on Consideration of
the facts herein before set forth

L. Aldrich
Atty for Petitioner

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State of California
City and County of San Francisco
Otto H. Frank being duly
sworn says he has read the
foregoing petition and knows its
Contents, that the same is true
of his own knowledge. Except
the matters therein stated on his
information or belief and as to
those matters that he believes
them to be true.

Subscribed to before
me this 1st day of }
November 1881 } O. H. Frank

J. B. Blood
Notary Public
in and for the City and County of
San Francisco, California

114 N.D.

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

The United States

vs

L. D. Brown

Richard A. Randall

Petition of
O. W. Frank

Filed November 1st 1881

Samuel Hoffman
Clerk

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L. Aldrich
att'y for O. W. Frank

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Office of the Board of Commissioners,

To ascertain and settle the Private Land Claims in the State of California.

San Francisco,

1854

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John A. Monroe, Esq.
Clerk of the U. S. District Court for the
Northern District of California.

Sir;

I herewith transmit you, pursuant
to the requirements of the Act of Congress, approved August 31st,
1852, a Transcript of the Record of the Proceedings and of the
Decision of this Board, of the Documentary Evidence and of the
Testimony of the witnesses upon which the same is founded,
in Case No. 773 on the Docket of the said Board, wherein
L. D. Brown et al are
the Claimant against the United States, for the place known
by the name of "Napa,"

and request your receipt for the same.

I am, Respectfully,

Your Obedt Servant,

Geo. F. Hunt