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Inventory of

THE BIXBY RECORDS COLLECTION

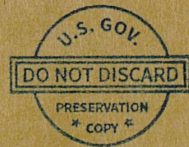
in the

Palos Verdes Library and Art Gallery

Prepared by

The Southern California Historical Records Survey Project
Division of Professional and Service Projects
Work Projects Administration

LIBRARY
UNIVERSITY of KENTUCKY



Los Angeles, California
The Southern California Historical Records Survey Project
October 1940

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October 1940

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P R E F A C E

This inventory of the Bixby Records Collection, located in the Palos Verdes Public Library and Art Gallery at 2400 Via Campensina, City of Palos Verdes Estates, is the second of a series of such inventories in preparation by the manuscript division of the Southern California Historical Records Survey Project, Work Projects Administration. The first inventory of the manuscript series was the List of the Letters and Manuscripts of Musicians in the William Andrews Clark Memorial Library (University of California at Los Angeles), published April 1940.

The Bixby Records trace the exchange and transfer of interest in the Rancho Palos Verdes, which was one of Southern California's most outstanding land grants and originally part of California's first rancho, the Rancho San Pedro. The many documents included within this collection give, in addition to legal history, insight into the lives of the various owners of the Rancho Palos Verdes.

The records of the Palos Verdes land litigation from 1840 to 1883 tell of the deaths of the original grantees, and the disputes between the heirs and other claimants. During this period over seventy lawsuits were instituted against the property. All the heirs and their successors held undivided interest in a portion of the rancho, and six partitions were filed before final settlement was made. There were innumerable suits instituted to eject squatters, and several divorces, due largely to property disputes, took place within the Sepulveda family.

The history of Rancho Palos Verdes commences in 1784, when a soldier of Spain, Juan Jose Dominguez, founded Rancho San Pedro, which extended from what is now Redondo Beach southeast to the Los Angeles River, and from Point Firmin inland to the Dominguez Hills and Compton. Upon the death of Juan Jose Dominguez in 1809, the rancho went to his sole heir, a nephew, Cristobal Dominguez. Manuel Gutierrez, to whom the elder Dominguez had given a life estate in the rancho, was named executor.

In 1821, Jose Dolores Sepulveda, a former officer in the Spanish army, received permission from Gutierrez to keep horses and cattle on a portion of the Rancho San Pedro. In 1822, the first of many disputes arose between the Sepulveda and Dominguez families regarding the property, and the disputes did not cease until the Rancho Palos Verdes was separated from what Dominguez had thought to be his exclusive domain.

Jose Dolores Sepulveda was killed in an Indian uprising in 1824. He left a widow, and five small children--Jose Loreto, Juan, Ygnacio, Jose Diego, and Maria Teresa. In the same year the widow married his associate, Antonio Machado. Enrique Sepulveda, a relative, was named guardian of the children. In 1827, the Rancho Palos Verdes was provisionally granted by Mexican authority to the Sepulvedas. In 1846, Pio Pico, Governor of Alta California, gave a full grant to Jose Loreto and Juan Sepulveda, and issued a deed of trust making each child of Jose Dolores Sepulveda an equal sharer in the rancho. The Rancho Palos Verdes comprised some 31,000 acres, including the present city of San Pedro and the Palos Verdes Estates. Its name derived from that of a nearby canyon, Canada de Palos Verdes--canyon of the green trees. United States patent granting the property to Jose Loreto and Juan Sepulveda was issued by President Hayes on June 22, 1880.

Preface

Between 1844 and 1882, however, considerable confusion existed concerning the ownership of the Rancho Palos Verdes. Inter-family sales, exchanges of interests, the transfer of certain portions by persons having questionable title, and the gradual purchases by various businessmen led to the partition of the rancho by the United States District Court in 1882.

In 1844, Jose Diego Sepulveda, a younger brother, exchanged his right and interest in the Rancho Palos Verdes for Santiago Johnson's right and interest in Rancho Yucaipa in San Bernardino County. Jose Diego's older brothers, Jose Loreto and Juan, refused to recognize Johnson's right to any part of the rancho. Johnson thereupon sold Jose Diego's erstwhile interest in the Rancho Yucaipa; upon Johnson's death in 1847, his interest in the Rancho Palos Verdes was listed as an asset of his estate.

In 1866, Llewellyn Bixby and his cousins, the Flints, purchased the Rancho Los Cerritos, adjoining Rancho San Pedro, and Jotham Bixby, brother of Llewellyn, soon bought in with them. Jotham Bixby's partner, McDonald, acquired a small part of the Rancho Los Palos Verdes in 1866. In 1874, Bixby and McDonald bought up the quondam Johnson interest in the rancho from the various heirs. Bixby also acquired several holdings from the estate of Juan Sepulveda. Suit for partition was brought in 1874 and, after being in the courts for eight years, the partition finally was made. Even though the Johnson claims were disallowed, over half the estate was conveyed to Jotham Bixby, the remainder being distributed among a dozen or more owners. The Sepulveda family salvaged little for themselves. The Bixby family retained ownership of their 16,000 acres until 1913, when they were deeded to Frank A. Vanderlip and Jay Lower of New York.

Research on this inventory was done by Frederick Milford, under the direction of Dorothea A. Towne, manuscripts unit supervisor. Editorial work was carried on by Hilda Breger until her resignation from the staff for private employment, at which time Sallie Cutler assumed the editorial duties. A complete recheck of the manuscripts to assure accuracy in presentation was made under the direction of Sallie Cutler, assisted by Ruth Jurow. Fannie Kellett prepared all stencils, while proofreading was under the direction of May Westbrook, assisted by Ernest Long. Edward Gering and Thomas Stricker checked the index and essay material for accuracy and completeness. The inventory has been compiled in accordance with instructions and suggestions drawn up in the Washington office for these publications by Margaret S. Eliot, editor in charge of manuscript inventories. Mr. Sargent B. Child has been National Director of Historical Records Survey Projects since March 1, 1940.

Unless otherwise stated, the size of all documents is 33 cm. x 21.5 cm.; the place of recording is Los Angeles County; the indication of a seal also appears on each document and, therefore, this information has not been included in each entry. Entries for copies of signed documents contain the information as to signatures as a part of the description of the contents, in paragraph 2 of the entry. Persons requesting the recording of the documents are not shown if they were a party in the case.

Preface

Appreciation is expressed for the cooperation and assistance given to members of the field staff by Agnes Isabel MacMillan, librarian of the Palos Verdes Library.

EDGAR L. McRAE

Los Angeles State Supervisor
September 28, 1940 Southern California
Historical Records Survey Project

INVENTORY OF THE BIXBY COLLECTION

in

THE PALOS VERDES LIBRARY AND ART GALLERY

- 1840
July 18 Juan SEPULVEDA, Jose L. SEPULVEDA, Diego SEPULVEDA. To Ignacio SEPULVEDA.
Release from contract gives consent to Ignacio Sepulveda to sell his right in "Palos Verdes Rancho" to his sister, Teresa.
Copy. 1 p. [1]
- 1840
July 28 Felipe LUGO. To The Owners Of The "Rancho Palos Verdes."
Certification of release from contract given to Ignacio Sepulveda by his brothers, allowing him to sell his portion of the "Palos Verdes Rancho" to his sister, Teresa; signed by the brothers, Juan, Diego, and Jose.
Copy. 1 p. [2]
- 1840
July 29 Ignacio SEPULVEDA. To Miguel PRYOR.
Deed of conveyance of Sepulveda's right, title, and interest in his father's, Dolores Sepulveda's estate consisting of part of "Rancho Palos Verdes" to his brother-in-law, Pryor; signed by Sepulveda. Recorded in "Deed Book," 126, p. 84.
Translated from Spanish. 6 pp. [3]
- 1844
Mar. 15 Deed of exchange between Jose Diego SEPULVEDA and Santiago JOHNSON of their rights and interests in the ranchos "Yucaipa" and "Palos Verdes"; the portion of "Palos Verdes" belonging to Sepulveda remains in favor of Johnson; Johnson's portion of "Yucaipa" conveyed to Sepulveda; signed by each; witnessed by Louis Jordan, Francisco J. Alvarado, Narcisso Botello. Recorded February 24, 1864, in "Deed Book," 6, p. 361.
Copy. 3 pp. [4]
- 1846
June 3 Patent grant issued by Pio Pico, Constitutional Governor of the Californias to Jose Loreto and Juan Sepulveda for the tract of land known as "Los Palos Verdes" under four restricting conditions regarding rights of way, proper landmarks, and remeasurement of the land; affidavit giving juridical possession on June 11, 1846, signed by Leonarda Cota and witnessed by Ignacio Coronel and Bacilio Valdez; affidavits of notification to owner of neighboring lands of remeasurement of "Palos Verdes" and of the appointment of line bearers, signed by Cota and witnessed by Coronel and Valdez: affidavits of measurement and of giving juridical possession in the name of the Mexican nation, signed by Cota; order of certificate to be given to parties, signed by Cota and witnessed by Valdez; affidavit of Charles E. Carr, clerk of the United States District Court, August 2, 1856, certifying that the foregoing

- 1846 June 3 (cont'd.) is a correct copy of pages 23-27, Minutes of Proceedings District Court, Los Angeles County; signed by Carr. Recorded September 17, 1856, at request of I. F. Stephens. Copy. 6 pp. [5]
- 1850 May 15 to 1853 Sep. 21 Minutes of Proceedings in Probate Court Case 721 $\frac{1}{2}$, Los Angeles County [California], in case of estate of Nathaniel M. Pryor, May 15, 1850, presentation of will; May 16, order appointing executors; June 12, renunciation of executionship of above; February 3, Thomas Forster appointed administrator; March 6, appraiser appointed; January 4, 1853, request for order to sell real estate; February 11, objection filed by Paula Romero Pryor, et al.; July 9, order of sale entered; September 21, sale confirmed to Jonathan R. Scott of one-fifth interest in "Rancho Palos Verdes"; Paula Romero Pryor obtains north part of vineyard on same rancho. Copy. 9 pp. [6]
- 1850 Aug. 30 Ignacio del VALLE. To whom it may concern. Certifies that, on request of Louis Jordan and Francisco J. Alvarado, the signature of J[ose] Diego [Sepulveda] on a deed of conveyance was sworn to in his presence. Recorded February 24, 1864, at request of J. H. Lander. Copy. 2 pp. [7]
- 1852 Nov. 9 Jose L. SEPULV[ED]A and Juan SEPULV[ED]A. To Diego SEPULVEDA and the heirs of Teresa SEPULVEDA. Declaration of trust agreeing that Diego and the heirs of Teresa Sepulveda shall share equally and have equal rights in property named "Rancho Palos Verdes"; signed by both and witnessed by Augustin Olvera; declaration of conformity to the declaration of trust, signed by Jose Diego Sepulveda and David W. Alexander, guardian of Pablo Pryor, heir of Teresa. Recorded June 22, 1866, in "Book of Miscellaneous Records," 1, p. 305. Copy. 2 pp. [8]
- 1853 Sep. 26 Tho[mas]s FORSTER. To Jonathan R. SCOTT. Deed of conveyance of the entire estate of Nathaniel M. Pryor, consisting of one-fifth part of "Palos Verdes Rancho"; signed by Forster. Recorded July 26, 1866, at request of A. B. Chapman, in "Deed Book," G, p. 134. Copy. 4 pp. [9]
- 1853 Sep. 27 Jonathan R. SCOTT and Mary A. SCOTT. To Paul PRYOR. Deed of quitclaim of one-fifth part of "Rancho Palos Verdes" for the consideration of \$320; signed by Jonathan R. Scott and Mary A. Scott. Recorded July 26, 1866, at request of A. B. Chapman, in "Deed Book," 8, p. 136. Copy. 2 pp. [10]
- 1853 Oct. 29 Francisco JOHNSON and Juana Silves JOHNSON. To Francis MELLUS. Deed of conveyance of the Johnsons' interest in the "Rancho Palos Verdes" for the consideration of \$1,250; signed

- 1853
Oct. 29
(cont'd.) by Johnson and his wife's "X" mark. Recorded October 31, 1853, at request of J. R. Scott, in "Deed Book," 1, p. 409.
Copy. 2 pp. [11]
- 1853
Nov. 22 Minutes of Proceedings in District Court Case 101, Los Angeles County California, in case based on deed of exchange of March 15, 1844 see entry 4; Jose Sepulveda held possession of land in "Rancho Palos Verdes" and forcibly ejected plaintiffs therefrom; Francisco Johnson conveyed his interest to Francis Mellus; rancho was community property, one-half descended to Francisco Johnson's widow and remainder descends to his children; judgment entered for plaintiffs on August 11.
Copy. 2 pp. [12]
- 1854
Jan. 31 Notice of action in District Court, 1st Judicial District, Case 101, Los Angeles County California, for possession of one-fifth of "Palos Verdes" land held in unlawful possession by Jose Diego Sepulveda; case to establish legality of claims of Santiago Johnson's heirs to the land. Recorded January 31, 1854, in "Notices of Action," 1, p. 3.
Copy. 1 p. [13]
- 1855
May 11 Juan SEPULVEDA and Felipa Alanis SEPULVEDA. To Henry R. MYLES.
Mortgage on one undivided fifth part of "Rancho Palos Verdes" to secure a note of \$2,962.86. Recorded May 11, 1855, in "Book of Mortgages," 3, p. 36.
Copy. 2 pp. [14]
- 1855
Aug. 11
1855
Dec. 6 Minutes of Proceedings in District Court Case 271, Los Angeles County California, in case of Paul Pryor vs. Jose L., Jose Diego and Juan Sepulveda, the heirs of Teresa Poggi, quitting title to the "Rancho Palos Verdes"; plaintiff allegedly is owner of two-fifths of the land and the defendants are in possession of the whole of said rancho; on December 6, the conclusions in law were in favor of the plaintiff and a judgment was entered for him. Recorded in "Book of Judgments," B, p. 292. Los Angeles County.
Copy. 2 pp. [15]
- 1855
Aug. 14 Notice of action in District Court, 1st Judicial District Los Angeles County California, by John Foster, guardian of Paul Pryor, a minor, against Jose L. Sepulveda, Jose Diego Sepulveda and Juan Sepulveda, to recover the undivided two-fifths part of the "Rancho Palos Verdes" belonging to Pryor. Recorded August 14, 1855, in "Notices of Action," 1, p. 5.
Copy. 2 pp. [16]
- 1856
Mar. 20 Juan SEPULVEDA, and Felipa Alanis SEPULVEDA. To Joseph S. A. LAMALFA.
Deed of conveyance of Sepulvedas' interest in one-fifth part of "Rancho Palos Verdes" for the consideration of \$5,000; signed by Juan and Felipa's "X" mark. Recorded January 19, 1857, at request of J. H. Lander, in "Deed Book," 3, p. 542.
Copy. 2 pp. [17]

- 1856
May 19 Joseph S. A. LAMALFA. To Juan SEPULVEDA.
Mortgage on one undivided fifth part of "Rancho Palos Verdes" to secure a note of \$6,000; signed by Lamalfa. Recorded April 4, 1857, at request of E. Brown, in "Book of Mortgages," 3, p. 335.
Copy. 2 pp. [18]
- 1856
May 19 Joseph S. A. LAMALFA. To Henry R. MYLES.
Mortgage on one undivided fifth part of "Rancho Palos Verdes" to secure a note of \$3,000; signed by Lamalfa. Recorded January 19, 1857, at request of Jas. Lander, in "Book of Mortgages," 3, p. 307.
Copy. 2 pp. [19]
- 1857
Mar. 21 Minutes of Proceedings in District Court Case 413,
Los Angeles County California, in the case of Henry R. Myles
to vs. Joseph S. A. Lamalfa in foreclosure of a mortgage securing
1857 a note of \$3,000; August 14, order of sale filed; September
Sep. 14 14, order of sale returned; September 14, judgment satisfied
by sale of property of one-fifth of "Rancho Palos Verdes" to
Diego Sepulveda for \$392.43.
Copy. 3 pp. [20]
- 1857
Apr. 4 Minutes of Proceedings in District Court Case 419,
Los Angeles County California, in the case of Juan Sepulveda
to vs. Joseph S. A. Lamalfa for foreclosure of mortgage;
1858 August 5, 1857, decree of foreclosure entered; March 12, 1858,
Apr. 28 order of sale issued; April 28, 1858, order of sale filed and
satisfaction entered on sale of one-fifth part of "Rancho
Palos Verdes" to Juan Sepulveda for \$2,600.
Copy. 3 pp. [21]
- 1857
Apr. 23 Joseph S. A. LAMALFA. To Augustus W. TIMMS and
Juan F. C. JOHNSON.
Sheriff's deed. Recitals: recovery of judgment in
district court on April 1, 1857 in favor of Henry R. Myles
against Joseph S. A. Lamalfa for sale of premises described
in said actions; sale of same premises to Diego Sepulveda for
\$3,250, September 12, 1857, who assigned said certificate of
sale to Augustus W. Timms and Juan F. C. Johnson, entitling
them to one-fifth of the "Rancho Palos Verdes"; signed by
E. Bettis, Sheriff. Recorded April 23, 1879, at request of
McLellan, in "Deed Book," 67, p. 400.
Copy. 2 pp. [22]
- 1857
Dec. 24 Joseph S. A. LAMALFA. To Augustus W. TIMMS.
Deed of quitclaim of Lamalfa's interest in an undivided
fifth part of "Palos Verdes Rancho" for the consideration of
\$200.10; signed by Lamalfa. Recorded December 24, 1857, in
"Deed Book," 4, p. 9.
Copy. 2 pp. [23]
- 1858
Jan. 2 Joseph S. A. LAMALFA. To Augustus W. TIMMS.
Deed of conveyance of Lamalfa's interest in an undivided

- 1858 fifth part of "Rancho Palos Verdes" for the consideration of
Jan. 2 \$200; signed by Lamalfa. Recorded January 2, 1858, in "Deed
(cont'd.) Book," 4, p. 11.
Copy. 2 pp. [24]
- 1858 Jose L. SEPULVEDA and Jose Diego SEPULVEDA. To Juan
Jan. 26 SEPULVEDA.
Deed of quitclaim of part of "Rancho Palos Verdes" for
a homesite for a consideration of \$1.; signed by Jose L. and
Jose Diego. Recorded January 28, 1858, in "Deed Book,"
4, p. 33.
Copy. 2 pp. [25]
- 1858 Jose L. SEPULVEDA. To Cesaria SEPULVEDA.
May 24 Deed of conveyance of an undivided fifth part of
"Palos Verdes" to Cesaria for the consideration of \$1.; signed
by Jose. Recorded May 25, 1858, in "Deed Book," 4, p. 126.
Copy. 2 pp. [26]
- 1858 Cesaria Pantoja SEPULVEDA.
June 4 Deposition of separate property containing a list of her
separate property including one undivided fifth part of
"Palos Verdes," and other property; her "X" mark; witnessed
by W. G. Dryden, county judge. Recorded June 7, 1858, at
request of Dolores Sepulveda, in "Book of Separate Property,"
1, p. 37.
Copy. 2 pp. [27]
- 1858 Jose Diego SEPULVEDA. To Jose Dolores SEPULVEDA.
June 19 Deed of trust and conveyance of one-fifth part of
"Rancho Palos Verdes"; in trust to enter and take possession
of property in Phineas Banning's possession when he shall
cease to be entitled to possession thereof, and to take pos-
session of rest of property immediately, with various con-
ditions as to survivorship rights in the trust; signed by both.
Recorded June 19, 1858, in "Deed Book," 4, p. 147.
Copy. 5 pp. [28]
- 1858 Jose Loreto SEPULVEDA and Cesaria Pantoja SEPULVEDA.
June 19 To Jose Diego SEPULVEDA.
Deed of conveyance of one-fifth part of "Rancho Palos
Verdes" and other sundry personal property under a certain
indenture of lease executed by him on December 3, 1857, and
renewable at the option of Phineas Banning; for a second year;
signed by both her X mark. Recorded June 19, 1858, at
request of Jose Dolores Sepulveda, in "Deed Book," 4, p. 145.
Copy. 2 pp. [29]
- 1858 Minutes of Proceedings in District Court Case 542,
July 14 Los Angeles County California, in case of Augustus W. Timms,
to an insolvent debtor, who on account of business losses became
1858 in debt, for which John Gadder, James Thompson, and
Nov. 30 Francis J. Carpenter became sureties; in consideration whereof

- 1858
July 14 he sold his property to them; annexed to petition are
to schedules of liabilities and assets, the latter stating an
1858 undivided fifth part of "Rancho Palos Verdes"; order to
Nov. 30 sell entered September 25th and discharged November 30th.
(cont'd.) Copy. 2 pp. [30]
- 1858
Oct. 9 Joseph S. A. LAMALFA. To Jose Diego SEPULVEDA.
Deed confirming the judgment of foreclosure on
Joseph S. A. Lamalfa, transferring said judgment to
Jose Diego Sepulveda as well as granting him one-fifth
part of "Rancho Palos Verdes" for consideration of \$2,600;
signed by James C. Welsh, Coroner; witnessed by
James H. Lander. Recorded October 11, 1858, in "Deed
Book," 4, p. 243.
Copy. 5 pp. [31]
- 1858
Dec. 27 Jose Loreto SEPULVEDA, Cesaria P. SEPULVEDA and
Jose Dolores SEPULVEDA. To Augustus W. TIMMS.
Deed of agreement to a franchise for use of roadway
and the sale of two warehouses to Augustus W. Timms
/Timms/ for the consideration of \$2,000; signed by
Jose Loreto for Cesaria and Jose Dolores. Recorded
August 10, 1859, in "Deed Book," 4, p. 487.
Copy. 4 pp.
Attached to deed is a receipt for \$2,000, for sale of
the two warehouses, two lighters, one wharf and fixtures,
and one old chain. [32]
- 1859
Feb. 3 Minutes of Proceedings in Probate Court Case 123,
/Los Angeles County California/, in the case of the estate
to of Santiago Johnson, deceased; petition filed by his wife
1859 /Carmen/ asking for administration papers in the estate,
Mar. 1 as papers formerly issued were lost; February 15, order
entered, letters issued, and Solomon Lazard, Phineas
Banning, and Ygnacio Garcia appointed as appraisers;
March 1, inventory filed; his wife /Carmen/ and his
children /Francisco P., Santiago, Anita, Adelaida, and
Margarita/ represented as heirs.
Copy. 3 pp. [33]
- 1859
Aug. 9 Augustus W. TIMMS. To John GOLLER.
Deed of conveyance of Timms' property consisting of
two warehouses, and a roadway franchise for consideration
of \$2,000; signed by Timms. Recorded August 10, 1859, at
request of D. McLaren, in "Deed Book," 4, p. 486.
Copy. 3 pp. [34]
- 1859
Aug. 24 John GOLLER. To Rufus S. EELLS and A. M. W. BALL.
Deed of quitclaim in right of easement upon and over
lands situated on the Bay of San Pedro, and to occupancy
of two warehouses for consideration of \$2,000; signed by
Goller. Recorded August 29, 1859, in "Deed Book," 4,
p. 506.
Copy. 2 pp. [35]

- 1859
Aug. 24 John GOLLER. To Rufus S. EELLS and A. M. W. BALL.
Deed of quitclaim of one-half of an undivided fifth part
of "Rancho Palos Verdes" for consideration of \$2,000; signed
by Goller. Recorded August 29, 1859, at request of Norton
and Brown, in "Deed Book," 4, p. 508.
Copy. 2 pp. [36]
- 1859
Sep. Henry HANCOCK.
Plat of the "Rancho Palos Verdes" surveyed under in-
structions from the U. S. Surveyor General; map contains
31,629 43/100 acres with a scale of 40 ch^{ain}s to 1 inch;
variation 13° 20' east.
D. S. 1 p. 53 cm x 47.5 cm. [37]
- 1860
Mar. 7 Paul PRYOR. To John FOSTER.
Particular power of attorney to John Foster to deal with
lands and leases of Paul Pryor in Los Angeles County; signed
by Pryor. Recorded March 8, 1860, in "Book of Powers of
Attorney," 2, p. 75.
Copy. 2 pp. [38]
- 1860
Sep. 25 Minutes of Proceedings in District Court Case 756,
Los Angeles County California, in case of Francis Mellus,
to insolvent debtor, vs. his creditors; September 25, 1860,
1861 petition for discharge of debts, annexed to which are
Jan. 9 schedules of liabilities and assets; October 3, additional
schedule of assets filed containing an interest in the estate
of Santiago Johnson; January 9, 1861, petition of assignee,
A. F. Hinchman, filed and sale of estate asked; January 9,
sale ordered.
Copy. 4 pp. [39]
- 1860
Nov. 27 Francis MELLUS. To Augustus F. HINCHMAN.
Assignment of estate in bankruptcy to assignee of
creditors Hinchman; signed by Mellus. Recorded
January 5, 1861, in "Book of Miscellaneous Records," 1, p. 33.
Copy. 3 pp. [40]
- 1862
Nov. 21 Rufus S. EELLS. To John M. GRIFFITH.
Deed of quitclaim to right of easement over land known
as Timms' Landing where two warehouses stand, the privilege
of occupying land on which said warehouses stand, and the
right to the road immediately in front for consideration of
\$2,000; signed by Eells; witnessed by Henry Haight. Recorded
November 26, 1862, in "Deed Book," 6, p. 45.
Copy. 2 pp. [41]
- 1862
Nov. 21 Rufus S. EELLS. To John M. GRIFFITH.
Deed of quitclaim of an undivided half of an undivided
fifth part of "Rancho Palos Verdes" for the consideration of
\$200; signed by Eells; witnessed by Henry Haight. Recorded
November 26, 1862, in "Deed Book," 6, p. 44.
Copy. 2 pp. [42]

- 1863
Feb. 27 Paul PRYOR. To Phineas BANNING.
Deed of conveyance of one undivided fifth part of
"Rancho Palos Verdes" for the consideration of \$3,000; signed
by John Foster, attorney in fact for Pryor. Recorded
December 7, 1863, in "Deed Book," 6, p. 301.
Copy. 2 pp. [43]
- 1863
Dec. Opinion of the U. S. Supreme Court in the case of
Jose Loreto Sepulveda et al., denying jurisdiction and remedy
to be sought at the General Land Office upon the patent issues.
Printed. 2 pp. [44]
- 1864
May 28 Certification of the U. S. Supreme Court opinion de-
livered by Justice Field in the case of the United States vs.
Jose Loreto Sepulveda et al., No. 114 of the December term,
1863, entry 44; signed by D. W. Middleton, clerk of the
Supreme Court.
D. S. 3 pp. Seal of the U. S. Supreme Court. [45]
- 1864
June 27 Phineas BANNING. To Gabriel ALLEN.
Deed of quitclaim to one undivided tenth part of the
"Rancho Palos Verdes" for the consideration of \$1,500; signed
by Banning; witnessed by Horace S. Allanson. Recorded
July 5, 1864, in "Deed Book," 6, p. 490.
Copy. 2 pp. [46]
- 1864
Nov. 7 David W. ALEXANDER and Adalaida MELLUS.
Marriage license and certificate of marriage; signed by
T/homas/ D. Mott, county clerk, and Francisco Mora, Priest.
Recorded November 9, 1864, in "Book of Marriages," 1, p. 175.
Copy. 1 p. [47]
- 1865
Jan. 1 Phineas BANNING. To David W. ALEXANDER.
Deed of conveyance of one-tenth of Banning's right, title
and interest in "Rancho Palos Verdes" for the consideration
of \$5,000; signed by Banning. Recorded February 16, 1865, in
"Deed Book," 7, p. 66.
Copy. 2 pp. [48]
- 1865
Feb. 4 Certificate of incorporation of Los Angeles Pioneer Oil
Company, setting the term of existence at 25 years and having
as its purpose the boring for and extracting of crude oils,
petroleum, naptha, and kindred substances, and acquiring,
holding, and managing its real and personal property;
\$1,500,000 capital; number of shares to be 5,000 at a par of
\$300; trustees: Benj. D. Wilson, Phineas Banning, John G.
Downey, John S. Griffith, Matthew Keller, George Hansen, and
Richard Heath; signed by Phineas Banning et al.; filed
March 11, 1865, in office of the Los Angeles County Clerk;
Incorporation Certificate #29.
Copy. 2 pp. [49]
- 1865
Mar. 27 Phineas BANNING. To Trustees of Los Angeles Pioneer Oil
Company.
Deed granting the right and interest of Phineas Banning
et al. to the Los Angeles Pioneer Oil Co., such right and

- 1865
Mar. 27
(cont'd.) interest consisting of one-tenth part of "Rancho Palos Verdes" and an interest in the "Brea" petroleum, rock oil, etc.; conditions of grant: time limit of 25 years, sites to be selected within three years; 10 percent of all crude oil to be given as royalty; may lease or sublease, etc.; signed by Matthew Keller, Geo. Hansen, John G. Downey, Phineas Banning, B/enjamin/ D. Wilson, John S. Griffith. Recorded January 19, 1866, in "Deed Book," 7, p. 497.
Copy. 4 pp. /50/
- 1865
Mar. 29
1866
Nov. 14 Minutes of Proceedings in District Court Case 1100, Los Angeles County /California/, in case of Phineas Banning vs. Jose L. Sepulveda, Jose Diego Sepulveda, Pablo Pryor, Gabriel Allen, Enoch M. Hidden, George W. Oden, Anson Cross, /Jose/ Dolores Sepulveda, and the "Los Angeles Pioneer Oil Company"; March 29, filed complaint asking for partition of rancho; April 5, summons issued; April 25, answer of Jose Diego Sepulveda filed; May 4, demurrer of Pablo Pryor filed; May 8, summons filed; May 17, answer of Jose Loreto Sepulveda and Jose Dolores Sepulveda filed; January 17, 1866, answer of Pablo Pryor filed; November 14, separate answer of Jose Loreto Sepulveda filed.
Copy. 2 pp. /51/
- 1865
Mar. 30 Notice of action in District Court, 1st Judicial District, Los Angeles County /California/, in case of Phineas Banning vs. Jose L. Sepulveda et al. in partition of "Rancho Palos Verdes." Recorded March 30, 1865, in "Book of Notices of Action," 1, p. 49.
Copy. 1 p. /52/
- 1865
Apr. 4 Gabriel ALLEN. To Phineas BANNING et al.
Deed granting Allen's right and interest in one-tenth of the "Rancho Palos Verdes" and in all "Brea" petroleum and rock oil to the trustees of the "Los Angeles Pioneer Oil Company"; conditions: term is limited to 25 years; requests six months notification on sites used for drilling; 10 percent royalty of all oil, etc. extracted; permanent structure erected by oil company to become the property of the conveyor; signed by George Hansen, B/enjamin/ D. Wilson, John Downey, Gabriel Allen, Phineas Banning, John S. Griffith, Matthew Keller. Recorded January 19, 1866, in "Deed Book," 7, p. 487.
Copy. 4 pp. /53/
- 1866
Jan. 29 Paul PRYOR. To J/ohn/ J. TOMLINSON and J/ohn/ M. GRIFFITH.
Deed of quitclaim of Pryor's interest in "Palos Verdes Rancho" for the consideration of \$3,000; signed by Pryor. Recorded January 29, 1866, in "Deed Book," 7, p. 515.
Copy. 2 pp. /54/
- 1866
Apr. 20 Phineas BANNING and David /W/ ALEXANDER. To Edward N. McDONALD.
Deed of quitclaim to 100 acres of an undivided tenth part of the "Rancho Palos Verdes" for the consideration of

- 1866
Apr. 20
(cont'd.) \$800; signed by Banning and Alexander. Recorded June 25,
1866, in "Deed Book," 8, p. 92.
Copy. 2 pp. [55]
- 1866
July 24 Notice of filing answer of Paul Pryor, in case of
Phineas Banning vs. J[ose] L. Sepulveda, J[ose] D. Sepulveda,
G[abriel] Allen, E[noch] M. Hidden, Paul Pryor, G[eorge] W.
Oden, A[nson] Cross, [Jose] Dolores Sepulveda and members of
the "Los Angeles Pioneer Oil Company" in establishing relative
rights of the parties to the action in partitioning "Rancho
Palos Verdes." Recorded July 24, 1866, in "Book of Notices
of Action," 1, p. 65.
Copy. 1 p. [56]
- 1867
July 27 Gabriel ALLEN and Maria Cliofias ALLEN. To Spencer H.
WILSON.
Deed of conveyance of the Allens' interest in the "Rancho
Palos Verdes" for the consideration of \$1,500; signed by the
Allens. Recorded August 12, 1867, in "Deed Book," 9, p. 36.
Copy. 2 pp. [57]
- 1867
Aug. 2 Jose Diego SEPULVEDA. To John F. C. JOHNSON and
August[us] W. TIMMS.
Deed of conveyance of Sepulveda's interest in one-fifth
part of the "Rancho Palos Verdes" for the consideration of
\$3,000; signed by Sepulveda; witnessed by W. G. Dryden, county
judge. Recorded August 3, 1867, in "Deed Book," 9, p. 17.
Copy. 2 pp. [58]
- 1867
Sep. 23 Minutes of Proceedings in Probate Court Case 336,
Los Angeles County [California], in case of the estate of
to John J. Tomlinson; September 23, 1867, petition of
1870 S[amuel] F. Reynolds that the will be admitted to probate and
June 13 that letter be issued; November 4, order of stay of proceed-
ings until November 11, 1867, because of contest; March 9,
1868, will admitted to probate; March 11, appeal filed;
March 12, order entered, and Samuel F. Reynolds named as ex-
ecutor; February 17, 1869, remitter filed reversing judgment
and remanding cause for new trial; June 13, 1870, order
entered transferring case to San Diego County.
Copy. 6 pp. [59]
- 1867
Nov. 12 E[dward] N. McDONALD. To Phineas BANNING and David W.
ALEXANDER.
Deed of quitclaim to 100 acres of one undivided tenth
part of the "Rancho Palos Verdes" for the consideration of
\$800; signed by McDonald; witnessed by H. S. Allanson, N.P.
Recorded November 15, 1867, in "Deed Book," 9, p. 146.
Copy. 2 pp. [60]
- 1867
Dec. 24 Minutes of Proceedings in District Court Case 1301,
Los Angeles County [California], in case of John J. Tomlinson's
to estate; jury trial held to determine the facts in 21 issues
1868 raised in the case of a contested will filed December 24, 1867;
Feb. 29 brought to trial February 24, 1868, and issues determined
February 29; verdict sent to Probate Court.
Copy. 6 pp. [61]

- 1868
Aug. 5 Phineas BANNING and D[avid] W. ALEXANDER. To J[ames] A. HAYWARD and John G. DOWNEY.
Deed of quitclaim to their title and interest in an equal undivided one-tenth part of the "Rancho Palos Verdes" for the consideration of \$2,400; signed by Banning and Alexander; witnessed by Joseph Huber, Jr., N.P. Recorded August 7, 1868, in "Deed Book," 10, p. 288.
Copy. 2 pp. [62]
- 1869
May 4 Minutes of Proceedings in Probate Court Case 386,
to Los Angeles County [California], in case of estate of
1869 Jose Diego Sepulveda; May 4, 1869, Maria Elisalde Sepulveda
Aug. 30 filed petition praying letter of administration be issued;
May 21, Wm. McPherson appointed attorney for minors, publica-
tion of probate, etc.; May 24, probate of will filed and
decree entered August 30.
Copy. 7 pp. [63]
- 1869
July 2 W[illiam] T. TOMLINSON, Mendocino County [California].
To Sarah A. GRIFFITH.
Deed of quitclaim to any inheritance descended to
W[illiam] T. Tomlinson from his father, John Tomlinson, for
the consideration of \$500, purchased with her separate money
and free of all claim by her husband; signed by Tomlinson.
Recorded December 29, 1875, at request of J. M. Griffith, in
"Deed Book," 41, p. 347.
Copy. 2 pp. [64]
- 1869
Aug. 30 John M. GRIFFITH. To Spencer H. WILSON.
Deed of quitclaim to Griffith's right, title, and inter-
est in "Rancho Palos Verdes" for the consideration of \$2,000;
signed by Griffith. Recorded December 9, 1869, in "Deed
Book," 14, p. 185.
Copy. 2 pp. [65]
- 1869
Dec. 6 J[ohn] M. GRIFFITH and Sarah [A] GRIFFITH. To
H. B. TICHENOR.
Deed of conveyance of property, wharves, warehouses,
cookhouses, etc., which are generally known as the property
of Tomlinson & Co., of the land on which said buildings stand,
of convenient space not to exceed three acres of land, and of
right-of-way for wagons, teams, etc., through "Rancho Palos
Verdes" for the consideration of \$2,500; signed by
J[ohn] M. Griffith and Sarah [A] Griffith. Recorded
December 9, 1869, in "Deed Book," 14, p. 177.
Copy. 2 pp. [66]
- 1870
Mar. 17 Andres RUBIO and Maria ELISALDE [SEPULVEDA].
to Marriage license and certificate of marriage; signed by
1870 Thomas D. Mott, County Clerk, and Francisco Mora, Priest.
Mar. 19 Recorded March 28, 1870, in "Book of Marriages," 1, p. 474.
Copy. 1 p. [67]

- 1870
Mar. 30 Minutes of Proceedings in Probate Court Case 419,
Los Angeles County California, in case of the estate and
to guardianship of Darío Esperidion, Aurelia Sepulveda,
1870 Ramon Sepulveda, and Reducindo Sepulveda, minors; Vincente
June 11 Rosas filed petition on March 30, 1870, praying that a guardi-
an be appointed on grounds that the mother was squandering
the estate; mother filed contest to Rosas' application on
April 19; order entered appointing Maria E. Sepulveda as
guardian, and letters issued on June 11. Recorded in
"Minutes of Probate Court," case 419.
Copy. 2 pp. [68]
- 1870
Apr. 18 William Lober BANNING and Adelaida MELLIUS.
and Marriage license and marriage certificate; signed by
1870 Thomas D. Mott, County Clerk, and Francisco Mora, Priest.
May 2 Recorded May 13, 1870, in "Book of Marriages," 2, p. 4.
Copy. 1 p. [69]
- 1870
Apr. 20 Certificate of incorporation of "Merchants Exchange
Bank" at San Francisco; capital stock \$1,000,000; signed by
directors: Levi Stevens, J. W. Ladd, N. P. Cole, J. M. Ryder,
A. N. Coleman, P. M. Browne, H. A. Crane, S. Hemmingway,
C. H. Wheeler. Recorded in "Incorporation Certificates," 161.
Copy. 6 pp.
Attached is a copy of the certificate of incorporation
issued by Thomas Beck, Secretary of State. 3 pp. [70]
- 1870
Aug. 15 Andrew GLASSELL, Alfred B. CHAPMAN and George SMITH.
To Nathaniel PRYOR.
Agreement to prosecute, on behalf of Nathaniel Pryor,
for the recovery of real property left him under will by his
father, Nathaniel M. Pryor, for the consideration of one-half
of expenses and costs, and one-half of amount received; signed
by both parties. Recorded November 29, 1870, in "Deed Book,"
15, p. 747.
Copy. 2 pp. [71]
- 1870
Sep. 17 James A. HAYWARD, San Francisco. To John G. DOWNEY.
Deed of conveyance of Hayward's title and interest in
"Rancho Palos Verdes" and other property for the consider-
ation of \$16,356.14; signed by Hayward. Recorded
September 24, 1870, in "Deed Book," 15, p. 488.
Copy. 2 pp. [72]
- 1870
Sep. 21 Delass CAMPBELL and J. D. DUNLAP. To Andrew GLASSELL.
Assignment of expectancy of assets in the will of John J.
Tomlinson; signed by Campbell and Dunlap. Recorded September
24, 1870, in "Deed Book," 15, p. 493.
Copy. 1 p. [73]
- 1870
Sep. 29 Spencer H. WILSON. To Sarah A. GRIFFITH.
Deed of conveyance of Wilson's interest in the "Rancho
Palos Verdes," acquired from J. M. Griffith by deed of
August 30, 1869 entry 65, for the consideration of \$2,000.
Recorded in "Deed Book," 14, p. 185.
Copy. 2 pp. [74]

- 1870
Dec. 21 Samuel PRAGER. To Maria Sepulveda RUBIO.
Writ of attachment issued in the Justice Court of Los Angeles Township, County of Los Angeles, in the case of Samuel Prager vs. Maria Sepulveda Rubio. Recorded December 24, 1870, in "Book of Attachments," 1, p. 309.
Copy. 1 p. [75]
- 1871
Jan. 25 D. McLAREN. To Andrew GLASSELL.
Assignment of all property rights and holdings of McLaren, together with all the assets of the estate of John J. Tomlinson bequeathed to McLaren; signed by McLaren and witnessed by Henry M. Smith. Recorded in "Book of Miscellaneous Records," 2, p. 63.
Copy. 2 pp. [76]
- 1871
Feb. 14 John G. DOWNEY. To Alvinza HAYWARD.
Deed of quitclaim to all of Downey's interest in "Rancho Palos Verdes" for the consideration of \$16,261. Recorded in "Deed Book," 21, p. 585.
Copy. 2 pp. [77]
- 1871
Mar. 15 Jose Loreto SEPULVEDA.
Declaration of homestead on an undivided one-fifth part of "Rancho Palos Verdes" with full description of homestead. Signed by Sepulveda and witnessed by John T. Lanfranco. Recorded in "Book of Homesteads," 1, p. 288.
Copy. 1 p. [78]
- 1871
June 23 Minutes of Proceedings in District Court Case 1830,
Los Angeles County California, in the matter of Maria
to Elisalde Rubio vs. Andres Rubio; complaint filed praying
1871 divorce; demurrer of defendant filed and overruled; answer
Dec. 5 of defendant filed; judgment entered in favor of plaintiff.
Recorded in "Book of Judgments," B, p. 696.
Copy. 1 p. [79]
- 1871
June 28 [Jose] Dolores SEPULVEDA. To Jose Loreto SEPULVEDA
and Cesaria Pantoja SEPULVEDA.
Deed of quitclaim to all property rights left him by a deed of June 19, 1858 [entry 28], for the consideration of \$1; signed by Jose L. Sepulveda, Jose D. Sepulveda, Cesaria Pantoja Sepulveda. Recorded at the request of E. N. McDonald in "Deed Book," 17, p. 320.
Copy. 3 pp. [80]
- 1871
Oct. 30 Dario E. SEPULVEDA. To John LAZZAROWICK [Lazzarevich].
Mortgage on "Rancho Palos Verdes" for the sum of \$1,072.85. Recorded in "Book of Mortgages," 7, p. 181.
Copy. 2 pp. [81]
- 1872
Feb. 12 John LAZZAREVICH. To Pio PICO.
Assignment of Indenture of Mortgage together with the note; signed by John Lazzarevich and witnessed by E. M. Ross. Recorded in "Book of Mortgages," 9, p. 371.
In margin: Los Angeles. April 29, 1875. The mortgage hereby assigned is found in "Book of Mortgages," p. 181.
Copy. 2 pp. [82]

- 1872
Apr. 24 John G. DOWNEY. To R. M. WIDNEY.
Deed of conveyance of Downey's interest in one thousand
acres of "Rancho Palos Verdes" for the consideration of
\$2,500. Recorded in "Book of Deeds," 20, p. 210.
Copy. 2 pp. [83]
- 1872
June 7 Andrew GLASSELL. To Sarah A. GRIFFITH.
Deed of conveyance of Glassell's rights and interest in
the estate of John J. Tomlinson now standing in assignor's
name, for the consideration of \$1,000. Recorded in "Book of
Deeds," 21, p. 96.
Copy. [84]
- 1872
June 11 Judgment and Decree of Probate Court, San Diego County
[California], in the matter of the estate of John J.
Tomlinson, deceased; one-tenth interest in "Palos Verdes
Rancho" given to Sarah A. Griffith as her separate property;
signed by Thomas H. Bush, probate judge; certification of
copy of decree signed A. S. Grant, clerk, by Legare Allen,
deputy. Recorded July 6, 1872, in "Deed Book, 21, p. 89.
Copy. 6 pp. [85]
- 1872
Aug. 16 Spencer H. WILSON. To James S. CRAWFORD and H. K. W. BENT
Deed of conveyance of Wilson's interest in an undivided
tenth part of the "Rancho Palos Verdes" for the consideration
of \$5,000; signed by Wilson. Recorded August 17, 1872, in
"Deed Book," 21, p. 391.
Copy. 2 pp. [86]
- 1872
Aug. 19 J[oseph] M. SHERBURNE, Winchester, Massachusetts. To
Edward Raymond SHERBURNE, San Francisco.
Grants power of attorney; signed by J[oseph] M. Sherburne.
Recorded December 13, 1876, in "Book of Powers of Attorney,"
3, p. 504.
Copy. 2 pp. [87]
- 1872
Sep. 10 Jose L. SEPULVEDA and Cesaria Pantoja SEPULVEDA. To
N[athaniel] A. NARBONNE and B[enjamin] S. WESTON.
Deed of grant and conveyance of their one-tenth undivid-
ed interest and title to the "Rancho Palos Verdes," excepting
homestead improvements, for the consideration of \$4,000;
signed by Jose and Cesaria. Recorded September 10, 1872, in
"Deed Book," 21, p. 557.
Copy. 2 pp. [88]
- 1872
Sep. 20 Minutes of Proceedings in District Court Case 2048,
Los Angeles County [California], in the case of
Nathaniel Pryor vs. 13 defendants alleging ownership of one-
fifth interest in the "Palos Verdes Rancho," judgment of
damages and costs demanded; summons issued.
Copy. 2 pp. [89]
- 1872
Dec. 23 Andrew GLASSELL, A[lfred] B. CHAPMAN, and George H.
SMITH. To John M. GRIFFITH.
Deed of quitclaim to their right, title, and interest in
the contract for conveyance from Nathaniel Pryor of his

- 1872
Dec. 23
(cont'd.) interest in "Rancho Palos Verdes" for the consideration of \$2; signed by Chapman and Smith. Recorded December 23, 1872, in "Deed Book," 23, p. 204.
Copy. 2 pp. [90]
- 1872
Dec. 26 John M. GRIFFITH and Sarah A. GRIFFITH. To Jotham BIXBY. Deed of conveyance of their interest in one-fifth of the "Palos Verdes Rancho" for the consideration of \$12,000; signed by both. Recorded December 26, 1872, in "Deed Book," 23, p. 221.
Copy. 2 pp. [91]
- 1873
Mar. 5 Deed of exchange of John F. C. Johnson's part of the "Rancho Palos Verdes" for the property of T. Flint Bixby, under lease by Joseph Re bail as a sheep camp and range; consideration \$1,700; signed by Johnson. Recorded at the request of Bixby on March 5, 1873, in "Deed Book," 24, p. 106.
Copy. 2 pp. [92]
- 1873
Apr. 8 Vicente OLIVERA, and Timotea YBARRA. Marriage license and certificate; signed by Alfred W. Potts, County Clerk, and Miguel Durant, Priest. Recorded April 15, 1873, in "Book of Marriage," 3, p. 29.
Copy. 1 p. [93]
- 1873
July 11 Minutes of Proceedings in Probate Court Case 564, Los Angeles County [California], in case of the estate of James H. Lander, deceased; July 11, petition of W. W. Robinson to filed, and will presented: his wife (Mary E.), his daughter 1874
Dec. 30 (Francisca Gertrudes), and his son (William) are heirs at law; list of claims allowed and paid; order entered for sale of real property under devise; land sold to Jotham Bixby for \$200; property released.
Copy. 25 pp. [94]
- 1873
Oct. 10 Jotham BIXBY. To George F. BIXBY. Deed of conveyance, for the consideration of \$6,000, of an undivided one-half of all interest conveyed to Jotham Bixby by deed of December 26, 1872 [entry 91]; signed by Jotham Bixby. Recorded in "Deed Book," 26, p. 558.
Copy. 2 pp. [95]
- 1874
Jan. 26 Minutes of Proceedings in District Court Case 2373, Los Angeles County [California], in the case of Bixby et al, to 1882
Sep. 25 vs. Bent et al, for the partition of "Rancho Palos Verdes"; January 26, complaint filed, alleging that the plaintiffs and defendants own as tenants in common, the tract of land granted June 3, 1846, by Pio Pico, governor of California, to Juan Sepulveda and others, and confirmed by the United States Board of Land Commissioners on December 20, 1853, and by the United States District Court on December 10, 1856; description of boundaries given; plaintiffs pray judgment for partition of said lands according to respective rights, or in case partition cannot be made without prejudice, they ask for a sale of said rancho and a division of the proceeds; summons issued, demurrers and affidavits filed; orders entered and

- 1874
Jan. 26
to
1882
Sep. 25
(cont'd.)
- answers of defendants filed; case transferred to San Diego County, then to San Bernardino County and then to Los Angeles County; July 22, 1876, amendment to complaint filed alleging that since the commencement of the suit some of the plaintiffs and defendants have acquired other interests in the "Rancho Palos Verdes," and requesting that E. N. McDonald be made a part plaintiff; June 25, 1878, case transferred to Santa Barbara County and later re-transferred to Los Angeles County on September 20, 1880; February 8, 1881, findings of fact and conclusions of law filed, dividing the 31,629 43/100 acres of the rancho; appeal filed for new trial; remitter filed dismissing appeal and affirming judgment; September 25, 1882, final decree of partition based on interlocutory decree as amended; list of property and distribution.
- Copy. 66 pp. [96]
- 1874
Apr. 14
- Aug/ustus/ W. TIMMS. To Jotham BIXBY.
Deed of sale of 1,500 acres of "Rancho Palos Verdes" for the consideration of \$3,000. Recorded April 14, 1874, in "Deed Book," 28, p. 542.
- Copy. 2 pp. [97]
- 1874
July 13
- Carmen G. JOHNSON, Adelaide ALEXANDER, Frank and James MELLUS, Anita TRUDELL, and Adelaide BANNING. To Jotham BIXBY and E/ward/ N. McDONALD.
Deed of sale covering their interest in "Rancho Palos Verdes" for the consideration of \$6,088.65; boundaries given. Recorded in "Deed Book," 30, p. 275.
- Copy. 2 pp. [98]
- 1874
July 21
- James S. CRAWFORD and H. K. W. BENT. To N/athaniel/ A. NARBONNE and Benj/amin/ S. WESTON.
Deed of sale of one-tenth part of "Rancho Palos Verdes" for the consideration of \$5,000. Recorded in "Deed Book," 30, p. 293.
- Copy. 2 pp. [99]
- 1874
Aug. 10
- Timotea Ybarra OLIVERA. To James J. MELLUS.
Deed of sale of Timotea Ybarra Olivera's interest in "Rancho Palos Verdes" for the consideration of \$150; Olivera's "X" mark; witnessed by A/lfred/ W. Potts, County Clerk. Recorded September 18, 1874, at the request of Jotham Bixby, in "Deed Book," 31, p. 146.
- Copy. 2 pp. [100]
- 1874
Aug. 13
to
1874
Nov. 4
- Minutes of Proceedings in Probate Court Case 643, Los Angeles County California, in the matter of the estate of Santiago Johnson, deceased; petition by James J. Mellus for letters of administration; bond filed, letters issued and inventory and appraisalment filed; new petition filed, order confirming sale entered.
- Copy. 13 pp. [101]

- 1874
Aug. 21 J[ames] G. HOWARD. To J[ohn] T. LANFRANCO.
Deed of quitclaim of an undivided one-fourth interest
in "Rancho Palos Verdes" for the consideration of \$2,000.
Recorded August 26, 1874, in "Deed Book," 30, p. 570.
Copy. 2 pp. /102/
- 1874
Aug. 21 Maria Alizolde RUBIO. To James G. HOWARD.
Deed of quitclaim of one-twentieth part of "Rancho
Palos Verdes" for the consideration of \$5,000; Rubio's "X"
mark; witnessed by Geo. J. Clark. Recorded August 22, 1874,
in "Deed Book," 30, p. 543.
Copy. 2 pp. /103/
- 1874
Aug. 25 Jose Loreto SEPULVEDA. To Farmers and Merchants Bank
of Los Angeles.
Mortgage on an equal undivided one-tenth part of "Rancho
Palos Verdes," with principal of \$1,500 at 1½ percent a
month; witnessed by Henry M. Smith. Recorded August 25, 1874,
in "Book of Mortgages," 12, p. 621.
Copy. 2 pp. /104/
- 1874
Sep. 1 James G. HOWARD. To Henry T. HAZARD.
Deed of sale of one-half of Howard's interest in "Rancho
Palos Verdes" for the consideration of \$2,000. Recorded
September 29, 1874, in "Deed Book," 31, p. 254.
Copy. 2 pp. /105/
- 1874
Sep. 8 W[illiam] H. LANDER. To James J. and Frank H. MELLUS.
Agreement to sell right of title to his share of the
"Palos Verdes Rancho." Recorded September 8, 1874, in "Deed
Book," 31, p. 62.
Copy. 2 pp. /106/
- 1874
Sep. 18 James J. MELLUS. To Jotham BIXBY and E[duard] N.
McDONALD.
Deed of sale of Mellus' interest in the "Rancho Palos
Verdes" which was vested in him by deed of Timotea Ybarra
Olivera, [entry 100], for a consideration of \$266. Recorded
September 18, 1874, in "Deed Book," 31, p. 147.
Copy. 2 pp. /107/
- 1874
Oct. 28 Nathaniel PRYOR. To John G. DOWNEY.
Deed of grant of expectancy by reason of inheritance
to
1874
Nov. 6 proven by T. E. Rowan, and receipt in full signed by Pryor.
Recorded in "Deed Book," 32, p. 136.
Copy. 1 p. /108/
- 1874
Nov. 17 J[ames] J. MELLUS. To Jotham BIXBY and Edward N.
McDONALD.
Deed of sale of estate of Santiago Johnson in which
certain real estate in "Rancho Palos Verdes" is included;
consideration \$526. Recorded November 21, 1874, in "Deed
Book," 32, p. 260.
Copy. 2 pp. /109/

- 1875
Jan. 5 William H. LANDER. To James J. MELLUS.
Deed of sale of Lander's interest in the "Rancho Palos Verdes" and other property, for the consideration of \$1. Recorded January 11, 1875, in "Deed Book," 32, p. 562.
Copy. 2 pp. 110
- 1875
Jan. 11 Frank H. MELLUS. To James J. MELLUS.
Deed of quitclaim of Frank H. Mellus' interest in the "Rancho Palos Verdes" and of his right, title, and interest in the agreement between W/illiam/ H. Lander, J. J. Mellus, and himself which was recorded in "Deed Book," 31, p. 62 entry 106, for the consideration of \$125. Recorded in "Deed Book," 32, p. 560.
Copy. 2 pp. 111
- 1875
Mar. 4 John F. C. JOHNSON. To Robert DEVINE.
Certificate of sale of 1,580 acres of the "Rancho Palos Verdes" owned by Johnson, for taxes due in the amount of \$87.87. Recorded in "Certificates of Tax Sales," 1, p. 85.
On verso: "Redeemed in full September 4, 1875, Robert Devine. Signed before me September 4, A. D. 1875, J. W. Gillette, Co/unt/ Recorder by D. S. Lovejoy, Deputy."
Copy. 2 pp. 112
- 1875
Mar. 5 L. C. LANE. To Robert DEVINE.
Certificate of sale of 1,100 acres of the "Palos Verdes Rancho" for the amount of \$38.77. Recorded in "Certificates of Tax Sales," 1, p. 89.
On verso: "Redeemed this 24th day of July 1875 by payment in full, \$58.15. Robert Devine. Signed and acknowledged before me July 26, 1875, J. W. Gillette, Co/unt/ Recorder, by D. S. Lovejoy, Deputy."
Copy. 2 pp. 113
- 1875
Aug. 3 Nathaniel PRYOR. To Jotham and George F. BIXBY.
Deed of sale and conveyance of Pryor's interest in the "Rancho Palos Verdes" for the consideration of \$2,000. Recorded in "Deed Book," 38, p. 260.
Copy. 2 pp. 114
- 1875
Aug. 10 John G. DOWNEY. To Jotham and George F. BIXBY.
Deed of quitclaim of Downey's interest in "Palos Verdes" deeded to him by Nathaniel Pryor on October 28, 1874 entry 108; denies conveyance of interest derived from any other source, especially that of Phineas Banning; signed by Downey; witnessed by E. M. Ross, and subscribed before J. J. Warner, J. P. Recorded August 10, 1875, in "Deed Book," 37, p. 584.
Copy. 2 pp. 115
- 1875
Aug. 13 F. Flint BIXBY. To Jotham BIXBY.
Deed of grant and conveyance to one-twentieth undivided interest in "Rancho Palos Verdes," with the exception of 500 acres known as "government reserve" for the consideration of \$5,135. Recorded on August 13, 1875, in "Deed Book," 37, p. 609.
Copy. 2 pp. 116

- 1875
Sep. 13
1876
Feb. 19
- Minutes of Proceedings in Probate Court Case 556, Los Angeles County California, in the matter of the estate of Esperidion Sepulveda; petition of Juan Sepulveda filed, representing that E. Sepulveda sometimes known as Dario or or Vario E. Sepulveda died in January 1873 with an estate of vineyard and orchard, and a portion of an undivided interest in the "Rancho Palos Verdes"; he was indebted to various persons, principally Pio Pico; his heirs are his mother Maria Elisalda, and his brothers and sister Aurelia, Ramon, and Reducinda. Recorded in "Book of Minutes of Probate Court," 12, p. 35.
Copy. 4 pp. 117
- 1875
Oct. 4
- Jose L. SEPULVEDA. To Teodocia E. GONZALES.
Marriage settlement of an undivided one-fourth part of all Sepulveda's interest, both present and future, in "Rancho Palos Verdes"; witnessed by F. P. Ramirez and J. J. Warner. Recorded October 4, 1875, in "Deed Book," 38, p. 581.
Copy. 2 pp. 118
- 1875
Oct. 6
- Jose L. SEPULVEDA and Teodocia Henriques GONZALES.
Marriage license and certificate; signed by John Trafford, Justice of the Peace. Recorded November 4, 1875, in "Book of Marriages," 4, p. 63.
Copy. 1 p. 119
- 1875
Nov. 17
and
Nov. 23
- W. S. LYON and Emma MELLUS.
Marriage license and certificate; signed by J. J. Mellus and J. B. Gray, Priest. Recorded November 27, 1875, in "Book of Marriages," 4, p. 84.
Copy. 1 p. 120
- 1876
Feb. 4
- Jose L. SEPULVEDA. To Juan Bautista SEPULVEDA, et al.
Deed of conveyance of three-fourths of Sepulveda's right, title, and interest in the "Rancho Palos Verdes" with the remaining one-fourth to be given by deed to his wife Teodocia E. Sepulveda, entry 122; signed by Jose; witnessed by J. W. Gillette. Recorded February 4, 1876, in "Deed Book," 42, p. 187.
Copy. 2 pp. 121
- 1876
Feb. 4
- Jose L. SEPULVEDA. To Teodocia E. G. SEPULVEDA.
Deed of conveyance of one-fourth of Jose Sepulveda's interest in "Rancho Palos Verdes" on condition that Teodocia E. G. Sepulveda "agree to support the said party of the first part during his natural life; providing for him at all times a suitable and comfortable dwelling house, wholesome food and respectable clothing"; upon his death, one-half of this realty conveyed shall go to his wife, while the other half shall go to Octavio Sepulveda to be held by him forever. Recorded on February 4, 1876, in "Deed Book," 42, p. 189.
Copy. 2 pp. 122

- 1876
Mar. 10 Juan SEPULVEDA. To Albert ELDRED and ? WILSON.
Certificate of sale of 1,500 acres in "Rancho Palos Verdes" for taxes due in the amount of \$57.68. Recorded in "Book of Tax Sales," 1, p. 269.
Copy. 1 p. 123
- 1876
Mar. 10 Maria SEPULVEDA. To George DEEVER.
Certificate of sale of 6,325 acres in "Rancho Palos Verdes" for taxes due in the amount of \$227.22. Recorded in "Book of Tax Sales," 1, p. 234.
Copy. 1 p. 124
- 1876
Mar. 10 Augustus W. TIMMS. To Salesbury HALLEY.
Certificate of sale of 200 acres in "Rancho Palos Verdes" for taxes due in the amount of \$111.42. Recorded in "Book of Tax Sales," 1, p. 247.
On verso: "Redeemed in full this 26th day of April 1876, Salesbury Haley. Signed and acknowledged before me this 26th day of April, 1876. Chas. E. Miles, County Recorder."
Copy. 2 pp. 125
- 1876
Mar. 16 Alvinza HAYWARD and John G. DOWNEY.
Agreement of equal ownership of an undivided half of some 2,200 acres in the "Palos Verdes Rancho"; signed by both. Recorded December 5, 1879, at the request of Wells, Fargo & Co., in "Deed Book," 70, p. 427.
Copy. 2 pp. 126
- 1876
Mar. 20 John F. C. JOHNSON. To Nathan SEARS, R. H. MILLS, William COOK, Buford H. COOK, Thos. SEARS, and William A. SPURLOCK.
Agreement to convey to Nathan Sears et al., one-twentieth part of "Rancho Palos Verdes," excepting 181 acres, upon the partition of said rancho; signed by all parties involved and witnessed by W. T. Savage, J. P. Recorded March 22, 1878, in "Deed Book," 60, p. 445.
Copy. 2 pp. 127
- 1876
Mar. 30 Juan C. SEPULVEDA. To Susana Ruiz SEPULVEDA.
Deed of land grant within the boundaries of land conveyed by deed on January 26, 1858, by Jose Loreto and Diego Sepulveda to Juan C. Sepulveda entry 25, for the consideration of "Love and Affection." Recorded in "Deed Book," 44, p. 99.
Copy. 2 pp. 128
- 1876
Apr. 25 John F. C. JOHNSON. To Nathan and Thompson SEARS, R. H. MILLS, Will J. COOK, Buford H. COOK, and Wm. A. SPURLOCK.
Deed of sale of Johnson's twentieth part of "Rancho Palos Verdes," excepting 181 acres, to Nathan Sears et al., for the consideration of \$14,000; signed by Johnson. Recorded April 27, 1878, in "Deed Book," 61, p. 451.
Copy. 2 pp. 129

- 1876
Aug. 12
to
1877
Sep. 17
- Minutes of Proceedings in District Court, 17th Judicial District, Case 3456, Los Angeles County California, in the case of Teodocia E. Sepulveda vs. Jose L. Sepulveda; August 12, 1876, complaint filed, plaintiff praying judgment dissolving bonds of matrimony, and possession of property conveyed to her by defendant; defendant denied allegation and asked that the instruments executed in favor of plaintiff be declared null and void; September 17, 1877, judgment entered dissolving marriage and releasing plaintiff from all obligations under said marriage.
- Copy. 2 pp. 130
- 1876
Aug. 17
- Notice of action in District Court, 17 Judicial District, Los Angeles County California, in the divorce case of Teodocia E. Sepulveda vs. Jose L. Sepulveda to recover one-fourth interest in "Rancho Palos Verdes" conveyed by deed to her by her husband entry 122.
- Copy. 1 p. 131
- 1876
Sep. 28
- James J. MELLUS. To Edward N. McDONALD.
Deed of conveyance of 211 acres of land contained in the "Rancho Palos Verdes" for the consideration of \$422. Recorded September 29, 1876, in "Deed Book," 48, p. 426.
- Copy. 2 pp. 132
- 1876
Oct. 3
- Jose L. SEPULVEDA. To Guadalupe, Constantine, Octavio, Ramon, Francisco, and Juan Bautista SEPULVEDA, and Rafael POGGI.
Deed of conveyance of one-half of Jose L. Sepulveda's title and interest in "Rancho Palos Verdes" for the consideration of \$200, provided that certain deeds of October 4, 1876, entry 113 and February 4, 1876, entry 122 to Teodocia Sepulveda be set aside and that any land therein contained revert to him; signed by Jose L. Sepulveda. Recorded September 1, 1877, in "Deed Book," 56, p. 511.
- Copy. 2 pp. 133
- 1876
Oct. 14
- Benjamin FLINT, San Francisco. To Thomas FLINT and Lewellyn BIXBY.
Deed of quitclaim to an interest in the "Rancho Palos Verdes," and other property, for the consideration of \$10; signed by Benjamin Flint. Recorded October 16, 1876, in "Deed Book," 48, p. 574.
- Copy. 2 pp. 134
- 1876
Dec. 29
- Francisca G. LANDER. To Edward N. McDONALD.
Deed of conveyance of Lander's right, title and interest in "Rancho Palos Verdes" for the consideration of \$316.50; signed by Lander. Recorded December 29, 1876, in "Deed Book," 49, p. 474.
- Copy. 2 pp. 135
- 1877
Jan. 16
- Alvinza HAYWARD, San Francisco. To Merchants Exchange Bank of San Francisco.
Deed of conveyance of 2,162 undivided acres in "Rancho Palos Verdes," and other property, for the consideration of

1877
Jan. 16
(cont'd.) \$5; signed by Hayward. Recorded March 25, 1878, at the request of Wells Fargo, in "Deed Book," 60, p. 477.
Copy. 2 pp. [136]

1877
Mar. 2 Jose L. SEPULVEDA. To B. DUBOURDIEUX.
Certificate of sale of one-half interest in 3,162 acres in "Rancho Palos Verdes" for taxes due in the amount of \$63.67.
On margin: "Redeemed in full this day September 1st, 1877. Jose L. Sepulveda et ux. B. Dubourdieu. Signed and acknowledged before me this September 1st, 1877, C. E. Miles, Co/unt^y/ Recorder, by /George/ E. Card, Dep."
Copy. 2 pp. [137]

1877
Apr. 13 Bluford H. COOK, Thompson SEARS, R. H. MILLS, and Wm. J. COOK. To Wm. A. SPURLOCK.
Grants general power of attorney to Spurlock; signed by grantors; witnessed by J. W. Clark. Recorded April 27, 1877, in "Book of Powers of Attorney," 3, p. 568.
Copy. 1 p. [138]

1877
Apr. 27 W/m. A. SPURLOCK, B/luford/ H. COOK, W/m. J. COOK, R. H. MILLS, and Thompson SEARS. To Nathan SEARS.
Mortgage on one-twentieth part of "Rancho Palos Verdes" in the sum of \$2,773; signed by Spurlock, attorney in fact for the mortgagors; witnessed by J. J. Warner, N. P. Recorded April 27, 1877, in "Book of Mortgages," 24, p. 486.
On margin: "Received full and entire satisfaction of the within mortgage the 17th day of September 1878. George Hinds, assigned for Nathan Sears." For assignment of this mortgage, see entry 157.
Copy. 2 pp. [139]

1877
July 23 Attachment issued in the Justice Court of the Wilmington Township in Los Angeles County /California/, in the case of Herman Jacoby, merchant, vs. G. Brand Sepulveda and F/rancisco/ P. Sepulveda in favor of Jacoby; levy made on property known as "Rancho Palos Verdes" in Wilmington Township. Recorded July 26, 1877, in "Book of Attachment," 2, p. 380.
Copy. 1 p. [140]

1877
Aug. 25 Jose L. SEPULVEDA. To Joseph M. SHERBURNE.
Mortgage in the sum of \$1,800 on T. E. Sepulveda's interest in the "Rancho Palos Verdes" acquired by deed of October 4, 1875 /entry 118/ from her husband and now reverting back to him by deed. Recorded August 30, 1877, in "Book of Mortgages," 27, p. 480.
Copy. 2 pp. [141]

1877
Aug. 25 T/eodocia/ E. SEPULVEDA. To Jose/ph/ M. SHERBURNE.
Mortgage in the sum of \$1,800 on Sepulveda's interest in the "Rancho Palos Verdes" which had been acquired from her husband, Jose L. Sepulveda; signed by Sepulveda; witnessed by J. J. Warner, N. P. Recorded August 30, 1877, in "Book of Mortgages," 27, p. 476.
Copy. 2 pp. [142]

- 1877
Aug. 27 Jose L. SEPULVEDA. To Joseph M. SHERBURNE.
Mortgage in the sum of \$500 on Sepulveda's interest in the "Rancho Palos Verdes," derived by deed from Teodocia E. Sepulveda on August 27, 1877 [entry 142]; signed by Sepulveda. Recorded on August 30, 1877, in "Book of Mortgages," 27, p. 472.
Copy. 2 pp. [143]
- 1877
Aug. 27 Teodocia E. SEPULVEDA. To Jose L. SEPULVEDA.
Deed of grant of one-fourth interest in "Rancho Palos Verdes" and reinvestment of the title in the name of Jose L. Sepulveda; signed by Teodocia Sepulveda, and acknowledged by her August 30, 1877 before J. J. Warner, N. P. Recorded August 30, 1877, in "Deed Book," 55, p. 582.
Copy. 2 pp. [144]
- 1877
Aug. 30 Jose L. SEPULVEDA. To T[eodocia] E. SEPULVEDA.
Deed of release, and discharge of previous trust deed of February 4, 1876 [entry 122]; signed by Jose L. Sepulveda. Recorded August 30, 1877, in "Deed Book," 55, p. 584.
Copy. 2 pp. [145]
- 1877
Sep. 15 A. H. JUDSON. To Jose Loreto SEPULVEDA and Teodocia E. SEPULVEDA.
Writ of attachment to the title and interest of Jose Loreto and Teodocia E. Sepulveda in the "Rancho Palos Verdes." Recorded in "Book of Attachments," 2, p. 395.
Copy. 1 p. [146]
- 1877
Oct. 9 Francisco SEPULVEDA, et al. To Jose L. SEPULVEDA.
Deed of conveyance of an undivided one-half of all right, title, and interest in "Rancho Palos Verdes," conveyed by Jose L. Sepulveda on October 3, 1876 [entry 133], for consideration of \$1. Recorded at the request of Juan [Jose] L. Sepulveda, October 26, 1877, in "Deed Book," 57, p. 348.
Copy. 2 pp. [147]
- 1877
Oct. 25 Ramon SEPULVEDA. To Rafael POGGI.
Deed of conveyance of Sepulveda's right, title, and interest in the "Rancho Palos Verdes" for the consideration of \$50. Recorded October 25, 1877, in "Deed Book," 57, p. 330.
Copy. 2 pp. [148]
- 1877
Dec. 19 Constantino SEPULVEDA. To Rafael POGGI.
Deed of conveyance of Sepulveda's interest in the "Rancho Palos Verdes" for the consideration of \$500. Recorded December 19, 1877, in "Deed Book," 58, p. 150.
Copy. 2 pp. [149]
- 1878
Feb. 15 Emelina Mellus de LYON. To E[dward] N. McDONALD.
Deed of quitclaim of Lyon's right, title, and interest in the "Rancho Palos Verdes" for the consideration of \$64; signed by Lyon. Recorded July 10, 1878, at the request of E. M. Ross, in "Deed Book," 62, p. 489.
Copy. 2 pp. [150]

- 1878
Mar. 6 Jose L. SEPULVEDA. To M. E. RYAN.
Certificate of sale of 1,580 acres in "Rancho Palos Verdes" owned by Sepulveda, for taxes due in the amount of \$58.26. Recorded in "Certificates of Tax Sales," 1, p. 601.
On margin: "Received full and entire satisfaction on the within certificate, the 7th day of February 1881, M. E. Ryan. Signed and acknowledged before me this 7th day of Feby. 1881, Charles C. Lamb, County Recorder, W. M. Hamilton, Deputy."
Copy. 2 pp. 151
- 1878
Mar. 7 Augustus W. TIMMS. To Joseph M. SHERBURNE.
Certificate of sale of 1,600 acres in "Rancho Palos Verdes" owned by Timms, for taxes due on the amount of \$72.52.
In margin: "Cancelled, settled before recorded."
Copy. 1 p. 152
- 1878
Apr. 10 Augustus W. TIMMS. To Joseph M. SHERBURNE.
Mortgage for the sum of \$2,700 secured on an interest in the "Rancho Palos Verdes" and 3,000 head of sheep on Island Santa Catalina; signed by Timms. Recorded October 13, 1878, in "Book of Mortgages," 31, p. 269.
Copy. 2 pp. 153
- 1878
Apr. 24 John F. C. JOHNSON. To Anna E. SPURLOCK.
Deed of conveyance of 181 acres of Johnson's one-twentieth part of the "Rancho Palos Verdes" to Anna E. Spurlock for the consideration of \$2,500; this land, including improvements made by Spurlock, sold to Nathan and Thompson Sears, R. H. MILLS, Wm. J. and Bluford H. Cook, and Wm. A. Spurlock; signed by Johnson; witnessed by Chas. Seyler. Recorded May 2, 1878, in "Deed Book," 62, p. 95.
Copy. 2 pp. 154
- 1878
Apr. 26 Nathan and Thomas SEARS, R. H. MILLS, Wm. J. and Bluford H. COOK, and Wm. A. SPURLOCK. To George HINDS.
Mortgage in the sum of \$3,000 secured on an undivided one-twentieth part of the "Rancho Palos Verdes," an estimated 1,400 acres; signed by all parties. Recorded April 27, 1878, in "Book of Mortgages," 31, p. 382.
Note at end: "Satisfied, etc., September 17, 1878."
Copy. 2 pp. 155
- 1878
Apr. 26 Nathan SEARS. To George HINDS.
Assignment of mortgage on a twentieth part of "Rancho Palos Verdes" entry 139, together with notes therein described and the money now due and to become due therein with the interest; signed by Nathan Sears; witnessed by W. W. Allen, N. P. Recorded in "Book of Mortgages," 31, p. 387.
Copy. 1 p. 156

- 1878
June 7 A. R. LOOMIS, Delaware County, Iowa. To Stephen C. HUBBELL.
 Grants general power of attorney to Hubbell; signed by Loomis; witnessed by Millard F. LeRoy, N. P., and acknowledged before him on June 17, 1878, in Delaware County, Iowa. Recorded June 24, 1878, in "Book of Powers of Attorney," 4, p. 148.
 Copy. 1 p. [157]
- 1878
Sep. 10 Nathan SEARS, R. H. MILLS, Wm. J. COOK, et al. To Jacob LOWER.
 Mortgage in the sum of \$2,500 secured on an equal undivided one-twentieth part of "Rancho Palos Verdes," excepting 181 acres; signed by mortgagors. Recorded September 17, 1878, at the request of E. F. Spence, in "Book of Mortgages," 33, p. 316.
 Copy. 2 pp. [158]
- 1878
Oct. 7 A/lbert ELDRED. To S/tephen HUBBELL.
 Grants power of attorney limited to tax matters and to lands purchased at tax sales; acknowledged before Chas. E. Miles, Recorder. Recorded October 8, 1878, in "Book of Powers of Attorney," 4, p. 194.
 Copy. 1 p. [159]
- 1878
Nov. 2 Thomas FLINT, San Benito County, California. To Lewellyn BIXBY.
 Grants power of attorney; acknowledged before N. C. Briggs, N. P., San Benito County, California, on November 2, 1878, in "Book of Powers of Attorney," 4, p. 225.
 Copy. 1 p. [160]
- 1878
Nov. 11 PERRY WOODWORTH & CO. To Aug/ustus TIMMS.
 A writ of attachment to Timms' title and interest in the "Rancho Palos Verdes." Recorded November 12, 1878, at the request of H. M. Mitchell, in "Book of Attachments," 3, p. 75.
 Copy. 1 p. [161]
- 1878
Dec. 31 Lewellyn BIXBY and Thomas FLINT. To Jotham BIXBY.
 Deed of conveyance to the right, title and interest in all lands in Los Angeles County belonging to Lewellyn Bixby and Thomas Flint, with the exception of the "Rancho Los Cerritos" for the consideration of \$5,000; signed by Lewellyn Bixby for himself and as attorney in fact for Flint. Recorded December 31, 1878, in "Deed Book," 65, p. 398.
 Copy. 1 p. [162]
- 1879
Jan. 7 W. W. ROBINSON. To Jotham BIXBY.
 Administrator's deed setting forth the conditions of sale of property belonging to the deceased James H. Lander, with particular attention to the tract of land known as "Rancho Palos Verdes"; signed by W. W. Robinson, administrator. Recorded July 14, 1879, in "Deed Book," 63, p. 603.
 Copy. 4 pp. [163]

- 1879
Jan. 21 Aug[ustus] W. TIMMS. To Edwin GOODALL.
Mortgage in the sum of \$1,500 secured on property in
"Rancho Palos Verdes"; signed by Timms. Recorded
January 22, 1879, in "Book of Mortgages," 35, p. 46.
Copy. 2 pp. [164]
- 1879
Feb. 20 Notice of Action in District Court, 17th Judicial District,
Los Angeles County [California], in the foreclosure of a
mortgage [entry 104] on the equal and undivided one-tenth
part of the "Rancho Palos Verdes" belonging to the Sepulveda
family [Jose Loreto, et al.] by the "Farmers and Merchants
Bank of Los Angeles." Recorded February 20, 1879, in "Book
of Notices of Action," 2, p. 224.
Copy. 1 p. [165]
- 1879
Feb. 20 Minutes of Proceedings in [District] Court Case 4947,
[Los Angeles County California], in an action of foreclosure
to of the "Farmers and Merchants Bank of Los Angeles" vs. 23
1879 defendants who ask judgment on a mortgage dated
Nov. 22 August 24, 1874, by reason of non-payment on note securing
same; demurrer filed, summons issued, and demurrer overruled
on September 12; default of defendants on October 25; amend-
ment of complaint filed, and decree of foreclosure entered on
October 27; order of sale issued on October 28, and order of
sale filed November 22.
Copy. 6 pp. [166]
- 1879
Mar. Juan Bautista SEPULVEDA and Ramon N. SEPULVEDA, et al.
To Jose L. SEPULVEDA.
Deed of quitclaim of their interest in "Rancho Palos
Verdes" for the consideration of \$1. Recorded March 8, 1879,
at the request of D. Botiller, in "Deed Book," 66, p. 626.
Copy. 2 pp. [167]
- 1879
Mar. 8 Jos[e] L. SEPULVEDA. To M. E. RYAN.
Certificate of sale of 790 acres in "Rancho Palos Verdes"
owned by Sepulveda, for taxes due in the amount of \$31.10.
Recorded in "Certificates of Tax Sales," 2, p. 270.
On margin: "Redeemed and received full and entire satis-
faction in the within certificate this 7th day of Feby. 1881.
Acknowledged before Chas. C. Lamb, by N. Hamilton, Deputy."
Copy. 2 pp. [168]
- 1879
Mar. 8 Ma[rie] E. SEPULVEDA. To A[libert] ELDRED and A. R.
LOOMIS.
Certificate of sale of 6,325 acres in "Rancho Palos
Verdes" owned by Sepulveda, for taxes due in the amount of
\$245.08. Recorded in "Certificates of Tax Sales," 2, p. 334.
On margin: "Redeemed in full this 3rd day of December
1879 by Ma[rie] E. Sepulveda [signed] A. Eldred, by S[tephen]
C. Hubbell, his attorney in fact. Acknowledged by
Chas. E. Miles, County Recorder, by J. H. West, Deputy."
Copy. 2 pp. [169]

- 1879
Mar. 8 Teodocia SEPULVEDA. To M. E. RYAN.
Certificate of sale of 1,580 acres in "Rancho Palos Verdes" for taxes due in the amount of \$56.74. Recorded in "Certificates of Tax Sales," 2, p. 270.
Copy. 1 p. [170]
- 1879
Mar. 19 Marie E., Aurelia W., Ramon and Rudecinda F. SEPULVEDA.
To Ina L. JANES.
Deed of quitclaim to two acres of land in "Rancho Palos Verdes" for the consideration of \$60. Recorded in "Deed Book," 67, p. 334.
Copy. 2 pp. [171]
- 1879
Mar. 31 Ina L. JANES.
Declaration of homestead on two acres of land in the "Rancho Palos Verdes." Recorded in "Book of Homesteads," 4, p. 209.
Copy. 1 p. [172]
- 1879
May 28 Alvinza HAYWARD, San Francisco. To Merchants Exchange Bank of San Francisco.
Deed of sale and conveyance of the premises and property situated in the counties of San Diego and Los Angeles, including 2,162 undivided acres in "Rancho Palos Verdes" described in a former conveyance under the date of January 16, 1877 [entry 136], for the consideration of \$70,000; signed by Hayward; witnessed by James Mason. Recorded December 5, 1879, at the request of Wells Fargo & Co., in "Deed Book," 70, p. 425.
Copy. 2 pp. [173]
- 1879
June 9 Joseph M. SHERBURNE. To Pacific Coast Steamship Company.
Assignment of mortgage for the consideration of \$2,700; signed by E/dward/ R. Sherburne, attorney in fact for assignor. Recorded August 15, 1879, at the request of H. McLellan in "Book of Mortgages," 36, p. 528.
Copy. 1 p. [174]
- 1879
July 5 Nathan SEARS. To R. H. MILLS et al.
Agreement between Nathan Sears, R. H. Mills, et al., that the satisfaction of a previous mortgage [entry 156] is null and void due to the fact that Nathan Sears held a primary claim against said mortgage; signed by R. H. Mills, W/m./ A. Spurlock, Thompson Sears [his X mark], B/luford/ H. Cook and W/m./ J. Cook. Recorded July 18, 1879, at the request of Wicks and Wicks, in "Book of Miscellaneous Records," 4, p. 136.
Copy. 2 pp. [175]
- 1879
Sep. 13 Manuel SERRANO and Josephine MELLUS.
Marriage license and certificate of marriage; signed by A/lfred/ W. Potts and P. Verdaguer. Recorded September 18, 1879, in "Book of Marriages," 6, p. 178.
Sep. 18 Copy. 1 p. [176]

- 1879 Aaron POLLARD. To Edward R. SHERBURNE.
Nov. 8 Grants particular power of attorney within Los Angeles County; witnessed by James C. Ward, N. P. Recorded November 10, 1879, in "Book of Powers of Attorney," 4, p. 32 Copy. 1 p. 177
- 1879 Jose Loreto SEPULVEDA et al. To Jotham BIXBY.
Nov. 21 Certificate of sale of equal undivided one-tenth part of "Rancho Palos Verdes" for the sum of \$2,000; signed by James C. Kays for H. M. Mitchell, sheriff. Recorded November 21, 1879, in "Book of Certificates of Sale," 2, p. 461. Copy. 1 p. 178
- 1879 John F. JANES and Ina L. JANES. To Alexander MILLS.
Dec. 6 Deed of sale and conveyance of one-half acre of that land formerly conveyed to Ina L. Janes by deed entry 173, for the consideration of \$100; signed by conveyors. Recorded January 7, 1880, at the request of W. D. Stephenson, in "Deed Book," 71, p. 424. Copy. 2 pp. 179
- 1880 Jotham BIXBY. To Aaron POLLARD.
Jan. 28 Assignment of certificate of sheriff's sale of an equal undivided one-tenth part of "Rancho Palos Verdes" for the consideration of \$2,089.31; signed by Bixby. Recorded January 28, 1880, in "Book of Certificates of Sale," 2, p. 538. Copy. 3 pp. 180
- 1880 Aaron POLLARD. To Rafael POGGI.
Jan. 28 Deed of quitclaim of Pollard's right to the premises of "Rancho Palos Verdes," conveyed originally to Poggi under two former deeds made on February 4, 1876 and December 19, 1877 entry 149 for the consideration of \$420; signed by Sherburne, Pollard's attorney in fact. Recorded January 28, 1880, in "Deed Book," 70, p. 590. Copy. 2 pp. 181
- 1880 Notice of Action in the Superior Court, Los Angeles
Mar. 15 County California, in the case of Jacob Lower vs. Nathan Sears, R. H. Mills, Wm. J. Cook, et al., for foreclosure of a mortgage entry 158 on the equal undivided one-twentieth part of "Rancho Palos Verdes," excepting 181 acres. Recorded March 15, 1880, in "Book of Notices of Action," 2, p. 479. Copy. 2 pp. 182
- 1880 Maria, Amelio, Ramon, and Rudecinda SEPULVEDA. To
Mar. 15 Ed ward ANDERSON and Theodor JORGEONSON.
Deed of quitclaim to one acre of land in the "Rancho Palos Verdes" for the consideration of \$30; signed by grantors. Recorded March 18, 1880, in "Deed Book," 72, p. 284. Copy. 2 pp. 183

1880
Mar. 15
to
1880
July 30

Minutes of Proceedings in Superior Court Case 166, Los Angeles County California, in the case of Jacob Lower vs. Nathan Sears, R. H. Mills, Wm. H. Cook, Balford H. Cook, Thompson Sears, Wm. A. Spurlock, Henry Bailey, John Doe Briggs, and John F. C. Johnson on foreclosure of a mortgage entry 158; judgment entered against one-twentieth part of "Rancho Palos Verdes" and order of sale issued July 8 and executed July 30, to Jotham Bixby for \$3,000.

Copy. 6 pp. 184

1880
Mar. 18
to
1881
Jan. 31

Minutes of Proceedings in Superior Court Case 182, Los Angeles County California, in the case of Nathan Sears, R. H. Mills, Wm. J. Cook, Balford H. Cook, and Thompson Sears vs. Wm. A. Spurlock, John F. C. Johnson, Anna E. Spurlock and John Doe Briggs, to set aside a deed executed by defendants, Anna E. Spurlock and J. F. C. Johnson entry 154, and compel execution of deed to premises to the plaintiffs and W. A. Spurlock on the grounds of fraud by W. A. Spurlock; demurrers filed and case passed January 31, 1881.

Copy. 4 pp. 185

1880
Mar. 18

Notice of Action in Superior Court, Los Angeles County California, in the case of Nathan and Thompson Sears, R. H. Mills, Balford H. and Wm. J. Cook vs. Wm. A. Spurlock, John F. C. Johnson and Anna E. Spurlock entry 185, to cancel the deed executed by Johnson on April 24, 1878 entry 154, and to compel execution of deed to premises to be made by Johnson both to plaintiffs and to W. A. Spurlock. Recorded March 18, 1880, in "Book of Notices of Action," 2, p. 484.

Copy. 1 p. 186

1880
Mar. 20

Minutes of Proceedings in Superior Court Case 190, Los Angeles County California, in case of Nathan Sears vs. Wm. A. Spurlock, Balford H. Cook, Wm. J. Cook, R. H. Mills, Thompson Sears, L. L. Baker, R. H. Hamilton, John Fisher, D. J. Sorenson, Henry Bailey, and John Doe Briggs; complaint filed praying judgment in foreclosure of mortgage.

Copy. 2 pp. 187

1880
Mar. 22

Notice of Action in Superior Court, Los Angeles County California, in the case of Nathan Sears vs. Wm. A. Spurlock, Balford H. and Wm. J. Cook, R. H. Mills, Thompson Sears, John Fisher, D. J. Sorenson, Henry Bailey, and John Doe Briggs, in the foreclosure of a previous mortgage entry 139 on one-twentieth undivided interest of "Rancho Palos Verdes," excepting 151/1581 of said interest which is same conveyed to defendants of John F. C. Johnson. Recorded in "Book of Notices of Action," 2, p. 490.

Copy. 1 p. 188

- 1880
Apr. 17 E/dward/ A. MELIUS. To E/dward/ N. McDONALD.
Deed of quitclaim of an interest in the "Rancho Palos Verdes" for the consideration of \$100; signed by Mellus. Recorded April 19, 1880, in "Deed Book," 72, p. 468. Copy. 2 pp. [189]
- 1880
Apr. 19 Josefina M. SERRANO. To E/dward/ N. McDONALD.
Deed of quitclaim of an interest in the "Rancho Palos Verdes" for the consideration of \$100; signed by Serrano. Recorded April 19, 1880, in "Deed Book," 72, p. 467. Copy. 2 pp. [190]
- 1880
Apr. 21 R. H. MILLS, Nathan SEARS, Thompson SEARS, and B/luford/ H. Cook. To M. L. WICKS.
Mortgage on one-twentieth part of the "Rancho Palos Verdes" for a note of \$150; signed by mortgagors. Recorded May 5, 1880, in "Book of Mortgages," 38, p. 435. Copy. 2 pp. [191]
- 1880
June 22 United States of America. To Jose Loreto SEPULVEDA and Juan SEPULVEDA.
Patent granting title to tract known as "Palos Verdes"; contains copies of surveys made May 5, 1880, by Theo. Wagner, U. S. Surveyor General for California; certifications of survey by J. R. Hardenbirgh and Jas. T. Stratton, U. S. Surveyor Generals for California, and a certificate of transcript by Stratton, dated November 11, 1874; plat of the "Rancho Palos Verdes" in 1859 by Henry Hancock, deputy surveyor; patent signed by President Rutherford B. Hayes. Recorded in "Book of Patents," 2, p. 522. D. S. 20 pp. 40.5 cm x 25 cm; map 90 cm x 69 cm. Seal of the Land Office of the United States. [192]
- 1880
July 21 Jose Loreto SEPULVEDA et al. To Aaron POLLARD.
Sheriff's deed of sale and recovery of judgment in favor of Farmers and Merchants Bank of Los Angeles against Jose Loreto Sepulveda et al.; issuing writ of sale thereof to Jotham Bixby for the sum of \$2,000; payment of said sum and issuance of certificate of sale; certificate assigned and conveyed to Pollard; grant of one-tenth equal undivided part of "Rancho Palos Verdes"; signed by Henry M. Mitchell, sheriff. Recorded July 21, 1880, in "Deed Book," 74, p. 352. Copy. 3 pp. [193]
- 1880
July 30 Nathan and Thompson SEARS, R. H. MILLS, et al.
To Jotham BIXBY.
Certificate of sale to secure judgment on one-twentieth part of "Rancho Palos Verdes" in the sum of \$3,000; signed by James C. Kays for Wm. R. Rowland, sheriff. Recorded July 30, 1880, in "Book of Sheriff's Certificates of Sales," 3, p. 45. Copy. 1 p. [194]

- 1880
Aug. 16 Ina L. JANES and John F. JANES. To Chris JOHNSON.
Deed of quitclaim of one-fourth acre in the "Rancho Palos Verdes" for the consideration of \$50, with the provision that in case the rancho is divided and the present undivided interest of one acre owned by I. L. and J. F. Janes is located elsewhere, Johnson to retain an undivided one-fourth interest in said acre wherever located; water rights in the well are reserved; signed by both. Recorded August 16, 1880, in "Deed Book," 74, p. 505.
Copy. 2 pp. 195
- 1880
Aug. 16 Plat of one acre in "Rancho Palos Verdes" owned by J.ohn F. Janes; true courses magnetic variation 15.45 E/ast, scale 30 chains to the inch; by W. P. Reynolds, surveyor. Recorded, at the request of Janes, on August 16, 1880, in "Book of Miscellaneous Records," 4, p. 312.
Map. 1 p. 196
- 1880
Aug. 19 Minutes of Proceedings in Superior Court Case 426,
1880 Los Angeles County California, in the case of the "Pacific Coast Steamship Company" vs. Augustus W. Timms; complaint filed praying judgment of foreclosure on a previous mortgage entry 153; demurrer of defendant filed August 23 and overruled on October 4, with 10 days to answer.
Oct. 4 Copy. 1 p. 197
- 1880
Aug. 20 Notice of Action in Superior Court, Los Angeles County California, in the case of the "Pacific Coast Steamship Company" vs. Augustus W. Timms entry 197 in the foreclosure of a previous mortgage entry 153 on all interest of said defendant in "Rancho Palos Verdes." Recorded in "Book of Notices of Action," 2, p. 555.
Copy. 1 p. 198
- 1880
Aug. 30 Statement of equal interest in eight deeds, and deeds of conveyance of said interests, by Jotham Bixby and E/dward N. McDonald; signed by both. Recorded August 30, 1880, in "Deed Book," 74, p. 536.
Copy. 4 pp. 199
- 1880
Aug. 31 Aaron POLLARD. To E/dward N. McDONALD.
Deed of sale of Pollard's interest in one-tenth part of "Rancho Palos Verdes" for the consideration of \$6,225, excepting such rights and interests as were conveyed to Rafael Poggi by deed dated January 28, 1880 entry 183; signed by Pollard. Recorded October 30, 1880, in "Deed Book," 76, p. 193.
Copy. 2 pp. 200
- 1880
Nov. 1 E/dward N. McDONALD. To James STEVE/NS.
Mortgage on one-tenth undivided interest in "Palos Verdes Rancho" for the consideration of \$5,000; signed by McDonald. Recorded November 8, 1880, in "Book of Mortgages," 39, p. 569.
Copy. 2 pp. 201

- 1880
Nov. 1 Maria E. SEPULVEDA. To Aurelia SEPULVEDA.
Deed of conveyance of one-fifth undivided part of
"Rancho Palos Verdes" for the consideration of \$1; signed by
Maria's "X" mark; witnessed by S. Haley. Recorded November
3, 1880, in "Deed Book," 76, p. 196. [202]
Copy. 2 pp.
- 1880
Nov. 3 Notice of Action in Superior Court, Los Angeles County
California, for foreclosure of mortgage in the case of
Aurelia, Ramon, and Rudecinda Sepulveda vs. Juan and Jose
Loreto Sepulveda, to compel defendants to execute a good and
sufficient deed of conveyance to an undivided one-fifth
interest in "Rancho Palos Verdes." Recorded in "Book of
Notices of Action," 2, p. 580. [203]
Copy. 1 p.
- 1880
Nov. 3 Minutes of Proceedings in Superior Court Case 571,
Los Angeles County California, in the case of Aurelia,
Dolores, Ramon, and Rudecinda Sepulveda vs. Jose L. and
1881
Jan. 5 Juan Sepulveda for possession of a share in the "Rancho Palos
Verdes"; November 3, complaint filed, plaintiff asking for
deed to one-fifth part of "Palos Verdes"; summons issued
November 4, and filed with affidavits of services on
November 5; demurrers filed November 15, and overruled
November 20; December 7, answer of both defendants filed;
January 5, 1881, court ordered that this case and that of
Bixby vs. Bent be tried together. [204]
Copy. 2 pp.
- 1881
Feb. 4 Nathan and Thompson SEARS et al. To Jotham BIXBY.
Sheriff's deed of execution of foreclosure on note and
mortgage on one-twentieth undivided interest in "Rancho Palos
Verdes" in the case of Jacob Lower vs. Nathan and Thompson
Sears, R. H. Mills, Wm. J. and Bluford H. Cook,
Wm. A. Spurlock, John F. C. Johnson, Henry Bailey and
John Doe Briggs; sold, and deed granted, to Jotham Bixby for
\$3,000; signed by Wm. R. Rowland, sheriff. Recorded
February 4, 1881, in "Deed Book," 77, p. 220. [205]
Copy. 2 pp.
- 1881
Feb. 9 Pio PICO. To Ranulfo PICO.
Assignment of a note for \$1,072.85 on a mortgage
entry 81 previously assigned to Pio entry 82 for the
consideration of \$1 and "love and affection"; signed by
Pio Pico. Recorded February 9, 1881, in "Book of Mortgages,"
40, p. 482. [206]
Copy. 1 p.
- 1881
Feb. 18 Minutes of Proceedings in Probate Court Case 744,
Los Angeles County California, in the case of Juan C.
Sepulveda, administrator of estate of Jose L. Sepulveda, who
died February 15, 1881; petition for letters of administra-
tion to be issued to protect the heirs of said Jose L.
Sepulveda; bond filed, and letters issued and filed the same
day with oath annexed. [207]
Copy. 3 pp.

- 1882
Mar. 18 Writ of attachment issued in Superior Court, Los Angeles County California, in the case of J. G. Howard and H. T. Hazard vs. Maria Elisalde, Aurelio, Ramon, and Reducinda Sepulveda upon title interest in the "Palos Verdes Rancho." Recorded March 18, 1882, in "Book of Attachments," 4, p. 102.
Copy. 1 p. [215]
- 1882
June 20 George F. BIXBY. To Jotham BIXBY.
Deed of conveyance to same interest conveyed to him by his father by deed October 10, 1873 [entry 95], for the consideration of \$13,000. Recorded September 11, 1882, in "Deed Book," 94, p. 5.
Copy. 2 pp. [216]
- 1882
Sep. Partition map of lots "H" and "J" accompanying the report of the partition of "Rancho Palos Verdes" made upon order of the Superior Court of Los Angeles County.
Copy. 1 p. [217]
- 1882
Nov. 1 Theodore JORGENSON. To Edward ANDERSON.
Deed of quitclaim to one acre of an undivided portion of "Rancho Palos Verdes" for the consideration of \$65, being the same land described in deed of conveyance dated March 15, 1880 [entry 183]; signed by Jorgenson. Recorded November 2, 1882, at the request of C. C. Lipps, in "Deed Book," 95, p. 422.
Copy. 2 pp. [218]
- 1882
Dec. 18 Jotham BIXBY. To E[dward] N. McDONALD.
Deed of conveyance of McDonald's share of that portion of land allotted to both parties in the partition of "Rancho Palos Verdes" for the consideration of \$679.25; surveyor's descriptions of 28 and 17/100 acres. Recorded December 18, 1882, in "Deed Book," 98, p. 117.
Copy. 2 pp. [219]
- 1883
Mar. 15 Felipe LUGO. To whom it may concern.
Affidavit that a certain instrument is a true copy of a deed executed in 1840 by Ygnacio Sepulveda to Nathaniel Pryor, under the name of Miguel Pryor [entry 3], and that the signatures of the original are genuine, etc.; signed by Lugo and witnessed by J. J. Warner, N. P., and A. C. Holmes, N. P.
Copy. 2 pp. [220]
- 1883
Aug. 13 J[ohn] F. C. JOHNSON. To Anna E. SPURLOCK.
Deed of quitclaim to an interest in a portion of "Palos Verdes Rancho," formerly conveyed by deed April 24, 1878 [entry 154]; signed by Johnson. Recorded September 8, 1883, in "Deed Book," 111, p. 110.
Copy. 2 pp. [221]
- 1883
Aug. 31 Anna E. SPURLOCK, and W[m.] A. SPURLOCK. To Jotham BIXBY.
Deed of sale and conveyance of the tract of land known as lot "J" containing 54 acres as shown upon map [entry 217] accompanying the report of the commissioners in the partition

1883
Aug. 31
(cont'd.)

of the "Rancho Palos Verdes" for the consideration of \$1,000; signed by conveyors. Recorded September 8, 1883, in "Deed Book," 111, p. 131.

Copy. 2 pp.

[222]

1883
Nov. 30

Jotham BIXBY, R^{amon} SEPULVEDA, M^{ason C.} ODIN, S^{alesbury} HALEY, John MORRISON, J^{ohn} F. C. JOHNSON, W. B. PHILLIPS and R^{afael} POGGI. To the County of Los Angeles.

Deed of conveyance of tract of land 60 feet wide from Negro Slough to Wilmington Bay to be used for a county road, for the consideration of \$1; signed by the conveyors. Recorded May 21, 1884, in "Deed Book," 118, p. 418.

Copy. 2 pp.

[223]

n.d.

Notes on cases 696 and 942 upon the Register of Actions of "the late Probate Court" [Los Angeles California]: show Lanfranco died May 20, 1875, intestate; heirs at law, his widow, Petra Pilar Lanfranco, and their four children, Amelia C., Ismaela M., Amenaída R., and Rowena M., a minor; from records on cases 872 and 943 [Register of Actions, Probate Court] Petra P. died February 12, 1877; left a will which was admitted to probate; estate devised to her said children; records on file in matter of Estate and Guardianship [Case 1021 on Register of Actions of Probate Court] show Walter S. Maxwell duly appointed guardian of Rowena M., a minor; no claim asserted to interest in "Rancho Palos Verdes," so detailed statement omitted.

Hdw. 1 p.

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