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sons, Edith Fontana and Rose Fontana, that is to say that the sum of \$100.625 to be paid to the said Teresa Fontana, and the sum of \$20.625 to each of said descendants, Matilda Fontana, Edith Fontana and Rose Fontana, and undivided five-eighths of the real estate is hereby distributed to said Teresa Fontana, and the other undivided three eighths of the real estate to the said descendants of said deceased, to the said Matilda Fontana, one undivided one eighth, to the said Edith Fontana, one undivided one eighth, to the said Rose Fontana, one undivided one eighth, of the whole of the real estate hereinafter mentioned and described.

The following is a particular description of the said residue of said estate referred to in this decree, and of which distribution is ordered, adjudged and decreed, as aforesaid to wit.

PERSONAL PROPERTY

CASH \$161.00

One piano and lot of household furniture.

REAL ESTATE

A parcel of land 50 rods square, located in the Northeast corner of the Southwest one quarter of Section Sixty seven Of Weber's Grant "El Rancho de Los Frances" and Lot Three in Block One of Mark's Addition to the city of Stockton.

Done in Open Court January 27th 1908

Frank H Smith Judge

Entered Filed Feb 7 1908 Eugene D Graham Clerk by Thos U Stroup Deputy Clerk State of California,

County of San Joaquin

I, Eugene D Graham County Clerk and ex-officio Clerk of the Superior Court, do hereby certify the foregoing to be a full true and correct copy of the original Decree of Distribution in the matter of the estate of Luigi Fontana deceased, on file in my office and that I have carefully compared the same with the original.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Superior Court this 7th day of February 1908.

( S C Seal )

Eugene D Graham County Clerk

By Thos U Stroup Deputy.

Recorded at request of M J Henry February 8th 1908, at 26 min past 11 o'clock A M

THOMAS EDWARD ESTATE IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF

TO COMPARED

SAN JOAQUIN

NELSON MARY ALICE In the matter of the estate of Edward Thomas deceased.

MARY ALICE NELSON, the executrix of the last Will and testament of Edward Thomas deceased, having on the 24th day of January A D 1908, filed in this Court her final account and petition for distribution showing that said estate is in a condition to be closed, and that distribution of the residue of said estate is ready to be made, and said matter coming on regularly to be heard this 10th day of February A D 1908, and due proof having been made that notice of the time and place of the hearing of said final account and petition for distribution had been given by the clerk of this Court in the manner provided by law, the Court proceeded with the hearing of said account and said petition, and it satisfactorily appearing that said account is true and correct and should be settled and allowed as rendered.

That distribution of said estate can properly be made as prayed for in said petition and that Mary Alice Nelson is the person entitled to distribution of the whole of said estate.

That the distribution of the real estate mentioned in said petition should be made subject to a lien of a mortgage held thereon by the San Joaquin Valley Bank dated October 5th 1904, and recorded in Book "B" Vol 82 of Mortgages page 569 San Joaquin County Records, and that said estate is now in a condition to be closed.

WHEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED that said account be, and the same is hereby settled and allowed as rendered and distribution of all and singular the residua of said estate, as hereinafter described, be, and the same is distributed to the said Mary Alice Nelson to wit.

FIRST:— All money belonging to said estate.

SECOND:— That certain note and mortgage executed by James A Nelson and Mary A. Nelson his wife, to Edward Thomas, dated August 5th 1905, recorded in Book "B" Vol 62 of Mortgages, page 489.

THIRD:— Also that certain real property situate, lying and being in the County of San Joaquin, State of California described as follows to wit: beginning at post at intersection of North line of Section 34, Township 1 North, Range 5 East, with center line of levee said point being 1110 ft West of 1/4 section line running North and South through Section 34, thence along levee North 5° 13' W 176.5 ft. N. 27° 11' E 314 ft. N. 51° 58' E 314 ft. S 66° 06' E 443 ft. N. 4° 19' W 211.7 ft. N 38° 15' W. 177 ft. N 73° W 789.5 ft N 56° 02' E 370.2 ft, N 72° 03' W 374.7 ft. N 41° 06' W 263.5 ft. N 21° 58' W 346.3 ft. N 14° 45' W 440.7 ft. along cross levee S 89° 30' W 1366 ft. to point 30 ft. W of levee, S 38° 06' W 123.7 ft. S 10° 11' W 514.6 ft S 1° 41' E 696 ft. S 0° 04' E 619.7 ft. S 6° 29' W 760 ft. E 2770 ft. to point of beginning, containing 146.27 acres, subject to the mortgage existing thereon in favor of the San Joaquin Valley Bank of the City of Stockton, County of San Joaquin, State of California, which Mortgage bear date of October 5th 1904, and which mortgage is recorded in Book "B" Vol 82, of Mortgages page 569 San Joaquin County Records.

FOURTH:— All other property belonging to said estate whether real or personal as fully to all intents and purposes as though particularly described herein.

AND IT IS FURTHER ORDERED that said executrix be and she is hereby discharged of and from her trust as executrix of said estate herein.

Done in open Court this 10th day of February A D 1906.

Frank H Smith Judge

Endorsed Filed, Feb 10 1906, Eugene D Graham Clerk by Jas. Y. Coates deputy Clerk State of California

County of San Joaquin

I, Eugene D Graham County Clerk and ex-officio clerk of the Superior Court do hereby certify, to the foregoing the full, true and correct copy of the original Order Settling final account and decree of distribution in the matter of the estate of Edward Thomas deceased on file in my office and that I have carefully compared the same with the original.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Superior Court this 11th day of Feb 1906,

Eugene D Graham County Clerk

By Theo Undergrop, Deputy

Recorded at request of J A Plummer 11th February 1906, at 55 min past 9 o'clock A M

Lot Twenty-six (26) of PARKER ACRES, according to the Official Map or Plat thereof filed for record August 6, 1923 in Vol. 10 of Maps and Plats, page 73, San Joaquin County Records.

EXCEPT the North 76 feet thereof, as conveyed to Mont C. Hoffhines recorded December 8, 1945, Instrument No. 28122, San Joaquin County Records.

\$2.75 I. R. Stamps attached and cancelled.

WITNESS our hands this 19th day of February, 1946.

Lee Grove  
Nellie Grove

STATE OF CALIFORNIA, }  
County of San Joaquin } ss.

On this 19th day of February, 1946, before me, Emily T. Petroquin a Notary Public in and for said County and State, personally appeared Lee Grove and Nellie Grove known to me to be the persons described in and whose names are subscribed to the within instrument, and acknowledged that they executed the same.

WITNESS my hand and official seal the day and year in this certificate first above written.

(Notary Seal)

Emily T. Petroquin, Notary Public in and for said County and State.

#8891. Recorded at Request of SECURITY TITLE INS. & GUAR. CO. MAR. 18, 1946 at 30 min. past 11 o'clock A. M., in Book of Official Records, Vol. 981, page 156, San Joaquin County Records.

FEE: \$1.00

John D. Finney, Recorder AC.

COMPARED  
W. C. R.

IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA,  
IN AND FOR THE COUNTY OF SAN JOAQUIN

In the Matter of the Estate  
of  
MARY NELSON,  
Deceased.

No. 17731  
Dept. No. 2

ORDER OF APPROVAL OF REPORT, AND FOR FINAL DISTRIBUTION

JAMES VICTOR NELSON, as the Executor of the last will and testament of Mary Nelson, Deceased, having on the 5th day of March, 1946, rendered and filed herein his First and Final Report, and Petition for Distribution of said estate, and said Report and Petition coming on regularly to be heard this day, proof having been made to the satisfaction of this Court that the Clerk of said Court has given notice of the hearing of said Report and Petition in the manner and for the time required by law;

And it appearing, and the Court finds, that said Report is in all respects true and correct; that no person has appeared to except to or contest said Report and Petition, and that there will be no further expenditures necessary in the closing of said estate;

And it appearing and the Court finds that due and legal notice to the creditors of said estate has been given in the manner and for the time required by law, the first publication thereof having been made on the 21st day of March, 1945; that thereafter, to-wit: on April 19, 1945, and within thirty days after the completion of the publication of such notice to creditors, an affidavit showing due publication of such notice was filed with the Clerk of the above-entitled Court, which affidavit contained a copy of such notice and stated the date of its first publication as aforesaid; that no inheritance taxes, personal property taxes or Federal Estate Taxes are due or payable out of said estate, or a lien upon any property or interest therein; that all claims presented and allowed against said estate have been fully paid; that said estate is ready for distribution and is now in condition to be finally settled and distributed.

And it further appearing and the Court finds that all of the property set forth in the Inventory and Appraisement and Supplemental Inventory and Appraisement of said estate, and all of the property mentioned and set forth in the Report and Petition for Distribution and hereinafter set forth was and is the sole and separate property of said decedent.

The Court further finds that the said Mary Nelson died testate in the County of San Joaquin, State of California, on January 7, 1945, leaving her surviving, as next of kin, the following:

ELSWORTH P. NELSON, an adult, a surviving son of said decedent, who resides at North A Street, Tracy, California;

GRACE I. NELSON, an adult, a surviving daughter of said decedent, who resides at Route 5, Box 101, Stockton, California;

ERWIN W. NELSON, an adult, a surviving son of said decedent, who resides at Route 5, Box 101, Stockton, California; and

JAMES VICTOR NELSON, an adult, Petitioner herein, a surviving son of said decedent, who resides at Route 5, Box 101, Stockton, California.

The Court further finds that the above-named persons are named in the last will and testament of said decedent as devisees and legatees, and are entitled to share equally in all of the real, residue and remainder of said estate, according to the terms of said last will and testament.

The Court finds that there is left for distribution as the balance and residue of said estate the following property, to-wit:

REAL PROPERTY

That certain real property situated in the County of San Joaquin, State of California, described as follows:

PARCEL ONE:

An undivided six/tenths (6/10) interest in and to the following described property:

A portion of the East one-half (E $\frac{1}{2}$ ) of Section thirty-three (33) and of the West one-half (W $\frac{1}{2}$ ) of Section Thirty-four (34), Township One (1) North, Range Five (5) East, Mount Diablo Base and Meridian, North of Middle River, and described as follows:

Beginning at the center of said Section thirty-four (34), running thence North 1956.3 feet to the center of High Ridge Levee, thence along the center of said levee North 71° 43' West 726 feet; thence North 54° 18' West 300 feet to the point of beginning of the land herein described; being also the Northwest corner of that certain tract of land containing 65.53 acres, conveyed by Frank E. Lane and Lois K. Lane, his wife, to Charles A. Hughes, by Deed dated October 22, 1897 and recorded in Book "A" of Deeds, Vol. 93, page 374; running thence along the center of High Ridge Levee in a general Northwesterly direction to the intersection of the center of said levee with the North line of the Northwest Quarter (NW $\frac{1}{4}$ ) of said Section thirty-four (34), Township One (1) North, Range five (5) East, thence West along the Section line between Sections Twenty-seven (27) and thirty-four (34), twenty-eight (28) and thirty-three (33), Township one (1) North, Range five (5) East to a point thirty (30) feet West of the western base of Pocket Levee, thence in a general Southwesterly direction following a line 30 feet West of western base of said Pocket Levee, and parallel thereto to a point 30 feet West of the junction of said Pocket Levee with the River Bank Levee, which point is North 1° 40' East 1.53 chains from a point on the North Bank of Middle River, thence South 1° 40' West 1.53 chains to the said North bank of Middle River; thence following the North bank of said Middle River in a general Southeasterly direction along the meanderings thereof to a point on the North bank of said river at the Southwest corner of that certain 65.53 acre tract as hereinbefore referred to, conveyed by Frank E. Lane and wife, to Charles A. Hughes, which said point is due South of a point in the levee 2965.5 feet due South of the point of beginning, thence due North to the point of beginning, containing 219 acres, more or less.

PARCEL TWO:

Beginning at post at intersection of the North line of Section thirty-four (34), Township one (1) North, Range five (5) East, with the center line of levee, said point being 1110 feet West of Quarter (1/4) section line running North and South through Section thirty-four (34), thence along levee North 5° 13' West 175.3 feet; North 27° 11' East 314 feet; North 51° 58' East 314 feet; North 66° 06' East 443 feet; North 4° 19' West 211.7 feet; North 36° 15' West 177 feet;

North 73° West 799.5 feet; North 55° 02' East 370.2 feet; North 72° 05' West 374.7 feet; North 41° 08' West 263.5 feet; North 21° 58' West 346.3 feet; North 14° 45' West 440.7 feet along Cross levee South 89° 30' West 1366 feet to point 30 feet West of levee, South 38° 06' West 123.7 feet; South 10° 11' West 514.6 feet; South 1° 41' East 696 feet; South 0° 04' East 619.7 feet; South 6° 29' West 760 feet; East 2770 feet to the point of beginning, containing 146.27 acres, more or less.

Certificate of Water Right No. 85, State of California to Elizabeth J. Forseyth, (now owned by decedent), right to use waters of Angels Creek for purpose of irrigation and domestic use during period commencing May 15 and ending September 30 of each year, and for domestic and stock watering purposes, only, throughout the remainder of each year; right confirmed by decree of Superior Court of State of California in and for County of San Joaquin entered on November 14, 1929 amt. of water to which right entitled shall not exceed 0.17 cubic foot per second continuous flow during any 30 day period in case of rotation; priority of right confirmed is 1833; water used under right shall be diverted from said Angels Creek at a point which bears due east 1528 feet from the northwest corner of Section 23, Township 3 North, Range 13 East, Mount Diablo Base and Meridian, being within the Northeast quarter of northwest quarter of said Section 23, and conveyed to place of use through Richards Ditch. Place of use of water and land to be irrigated under right is as follows: 6.8 acres in NW $\frac{1}{4}$  of NW $\frac{1}{4}$ , Sec. 23, T. 3 N., R. 13 E., M. D. B. & M.

That certain real property situated in the County of Calaveras, State of California, described as follows:

ITEM 1: The Northeast Quarter of Northeast Quarter (NE $\frac{1}{4}$  of NE $\frac{1}{4}$ ) of Section Twenty-two (22); North Half of Northwest Quarter (N $\frac{1}{2}$  of NW $\frac{1}{4}$ ) and the fractional South Half of Northwest Quarter (S $\frac{1}{2}$  of NW $\frac{1}{4}$ ) of Section Twenty-three (23), all in Township Three (3) North, Range 13 East, M.D.M., containing 140 acres.

Improvements consisting of house, barn, fences, sheds and outbuildings.

ITEM 2: Water right and ditch taking 100 miner's inches of water from Angels Creek at a point above said above described land and premises and conveying the same to said above described property, the Location Notice of which is of record in Book "A" of Water Rights, page 166, Calaveras County Records.

ITEM 3: The Northeast Quarter of Northeast Quarter (NE $\frac{1}{4}$  of NE $\frac{1}{4}$ ) of Section Twenty-three (23), Township Three (3) North, Range Thirteen (13) East, containing 40 acres.

ITEM 4: The Northwest Quarter of Northeast Quarter (NW $\frac{1}{4}$  of NE $\frac{1}{4}$ ) and fractional North Half of Southwest Quarter of Northeast Quarter (N $\frac{1}{2}$  of SW $\frac{1}{4}$  of NE $\frac{1}{4}$ ) of Section Twenty-three (23), Township Three (3) North, Range Thirteen (13) East, M. D. M., containing 60 acres.

Improvements on said last above described tract of land consisting of two barns and fences.

PERSONAL PROPERTY:

Cash in the amount of \$9,150.00 (approx.)

Miscellaneous old farming equipment.

100 chickens.

One 1937 Buick Sedan Automobile.

Household furniture, furnishings and equipment located at Route 5, Box 101, Stockton, California.

Accumulative Shares of Stockton Land, Loan and Building Association, Par Value \$200 each, Number Acc. 1757, Aggregate Maturity Value \$4,000.00, Class M, Initial payment \$2,015.48, total dues paid, \$430.00, total dividends \$247.04, balance as of January 7, 1945, date of death, \$8,692.58.

Transamerica Corporation Capital Stock, per value \$25.00 each share, issued in name of Mary A. Nelson (decedent), as follows:

Cert. No.	No. of Shares	Date
SFK 14383	100	Sept. 10, 1929
SEE 14384	100	Sept. 10, 1929
SFE 14385	100	Sept. 10, 1929
SFF 14386	100	Sept. 10, 1929
SFA 15638	100	March 2, 1929
SFB 44786	84	March 2, 1929
SFF 80198	85	March 14, 1929
SFF 46970	8	March 19, 1929
SFF 83763	2	March 22, 1929
SFF 87831	8	March 25, 1929
SFG 25854	2	April 25, 1929
SFH 40856	2	July 25, 1929
SFG 74125	2	Sept. 10, 1929
SFJ 93444	38	Sept. 10, 1929
SFK 57787	7	Oct. 25, 1929
SFL 31324	7	Jan. 25, 1930
SF/P 14321	22	July 25, 1930
SF/S 8880	2	May 9, 1931
SF/S 88163	16	June 6, 1931

Also Certificate No. SF/F 7664 for 19 shares Transamerica Corporation capital stock, without par value, dated July 14, 1937, issued in name of Mary A. Nelson (decedent).

Bank of America National Trust and Savings Association Capital Stock, issued in name of Mary A. Nelson (decedent), as follows:

Cert. No.	No. of Shares	Date
B15415	80	July 31, 1937
D06154	80	December 14, 1939
E55161	10	December 15, 1942

Panamerican-Blair Corporation capital stock, issued in name of Mary A. Nelson (decedent), par value \$1.00 each, Certificate No. SFF57301 for 15 shares, dated January 30, 1937.

State Guaranty Corporation Preferred Stock issued in name of Mary A. Nelson (decedent), without par value, as follows:

Cert. No.	No. of Shares	Date
F 640	100	January 20, 1930
FL 3989	4	February 20, 1930
FL 1768	96	January 20, 1930

Certificate No. 485 for 1 share Masonic Temple Association of Stockton capital stock, issued in name of Mary A. Nelson (decedent), par value \$100.00, dated October 7, 1921.

1 yellow metal thimble  
 1 Metal watch chain with metal buckle attached  
 1 Metal, gold colored belt buckle  
 1 pair metal cuff links with purple stone in each  
 1 metal, gold colored, brooch with stone in center  
 1 dark stone earring  
 1 stone brooch with the name Elizabeth Richards engraved on back  
 1 pr. cuff links made from Dollar Gold Piece  
 1 scarf pin made from small U. S. gold coin  
 1 small metal, gold colored pin  
 1 small metal, gold colored pin with 4 stones  
 1 small pearl handled, 2 bladed pocket knife  
 One 1927 Buick Coupe Automobile.

Bank of America National Trust and Savings Association Fully Paid Common Capital Stock, issued in the name of Mary A. Nelson (decedent), as follows:

Cert. No.	No. of Shares	Date
G31983	95	June 15, 1945
G31984	6	June 15, 1945
H6454	1	July 31, 1945

Twenty (20) Paid-Up Shares of Stockton Land, Loan and Building Association, per value \$200 per share, in name of Mary A. Nelson, represented by Certificate No. 2786 dated July 15, 1931.

IT IS ORDERED, ADJUDGED AND DECREED that the balance and residue of said estate, consisting of the hereinabove described property, be, and the same is hereby distributed to the persons entitled thereto, in the manner and in the proportions hereinabove set forth, absolutely and forever.

The Court finds that Elsworth P. Nelson, Grace I. Nelson, Erwin W. Nelson and James Victor Nelson, being the sole and only heirs at law of said decedent and the residuary devisees and legatees named in the last will and testament of said decedent, and James Victor Nelson, as the Executor of the last will and testament of said decedent, have filed herein a waiver of any account and accounting by James Victor Nelson, as the Executor of the last will and testament of said decedent.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that said Report be, and the same is hereby approved.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that all other property not now known or described, belonging to said deceased, or in which her estate may have any interest, be, and the same is hereby distributed, absolutely and forever, to said Elsworth P. Nelson, Grace I. Nelson, Erwin W. Nelson and James Victor Nelson, in equal shares.

It further appearing to the Court and the Court finding that the parties entitled to distribution of the whole of said estate reside in the State of California, IT IS THEREFORE FURTHER ORDERED, ADJUDGED AND DECREED that no State of California Personal Income Tax Certificate be required herein.

The Court finds that said decedent, Mary Nelson, was sometimes known as and called and her name was sometimes written Mary A. Nelson and Mary L. Nelson.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that no accounting by said Executor be required, and the same is hereby dispensed with.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the sum of \$1,742.68 be, and the same is hereby allowed to said Executor as his commission allowed by law as such Executor of the last will and testament of said deceased; and that the further sum of \$1,742.68 be, and the same is hereby allowed as attorneys' fees, allowed by law for the attorneys for said Executor.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that said Executor deliver up and pay to said ELSWORTH P. NELSON, GRACE I. NELSON, ERWIN W. NELSON and JAMES VICTOR NELSON, in the manner and in the relative proportions as herein provided, the property distributed to each, and that upon the production of proof thereof, said Executor and his surety or sureties, if any, be discharged from all further liability to be hereinafter incurred.

Done in open Superior Court this 18th day of March, 1946.  
C. W. MILLER, Judge of said Superior Court.

ENDORSED FILED MAR. 18, 1946. R. E. GRAHAM, Clerk  
By: M. F. Cannon, Deputy

The foregoing instrument is a correct copy of the original on file in this Office.  
ATTEST: MAR. 18, 1946

(S. C. Seal)

R. E. GRAHAM, County Clerk and Clerk of the Superior Court in and for the County of San Joaquin, State of California.  
By: F. R. Stanley, Deputy

#9957. Recorded at Request of GUMPERT & MAZZERA MAR. 18, 1946 at 7 min. past 3 o'clock P. M., in Book of Official Records Vol. 981, page 157, San Joaquin County Records.

FEES: \$4.40 John D. Finney, Recorder AG.

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COMPARED Application No.---  
W. C. D. JOINT TENANCY DEED

FRED P. HORST, a single man, of Lockeford, California, the first party, hereby Grant to JACOB SCHMIERER and BERTHA SCHMIERER, his wife, of Lockeford, California, the second parties, in joint tenancy all that real property situated in the Town of Lockeford, County of San Joaquin, State of California, and bounded and described as follows:

All that certain real property situate, lying and being in the County of San Joaquin, State of California, described as follows to-wit:

A portion of the Southwest Quarter of Section 30, Township 4, North Range 8 East, Mount Diablo Base and Meridian, and more particularly described as follows:

Beginning at a point on the Northeasterly line of Elm Street in the Town of Lockeford distant 150 feet Northwesterly from its intersection with the Northwesterly line of the San Joaquin and Sierra Nevada Railroad right of way; thence Northeasterly parallel with the South line of Hammond Avenue which is South of Cliffords Addition to Lockeford as per Map filed April 9th, 1913 in Book 7 of Maps and Plats, page 8, San Joaquin County Records, 112 feet more or less to a point in a line parallel with the said Northeasterly line of Elm Street and running Southeasterly from a point in said South line of Hammond Avenue distance thereon 112 feet Northeasterly from the