

SAN FRANCISCO May 10, 1927.

MAY 9 1927
32718

NO. 215,744 - SPECIAL.

UNITED STATES OF AMERICA,
GENTLEMEN:

In re your application for policy of title insurance as to all that certain real property situate, lying and being in the County of Amador, State of California, described as follows, to-wit:

COMMENCING at the northeast corner of Section 19, Township 5 North, Range 10 East, Mount Diablo Base and Meridian; running thence west along section line 578 feet; thence at right angles south 5280 feet; thence at right angles east 578 feet; thence at right angles north 5280 feet to the point of commencement.

RESERVING County Roads.

We find the title to said premises vested in:

LOUIS ALPERS and MARJORY ALPERS, his wife,

SUBJECT TO:

- 1st- Reservations contained in United States patent.
- 2nd- State and county taxes for the fiscal year 1927-28 now a lien but not yet payable.
- 3rd- Agreement dated Dec. 18, 1923, executed by Battista Bracchiglione and Maria Bracchiglione, his wife, in favor of J. J. Norris, Andrew Darling, William F. Darling, A. W. Darling, Jesse Darling and W. W. Darling, providing among other things, for the sale by first parties to second parties of minerals upon the Fitzsimmons Ranch, which comprises this and other property. Said agreement contains other provisions and conditions. (Reference to which is hereby made). Recorded in Vol. 1, page 364.

This agreement provides for the selling of the mineral by first parties to second parties of said mineral on said Fitzsimmons Ranch and runs for the following time, to-wit:

\$2,000.00	on or before	December 18, 1924,
3,000.00	"	18, 1925,
4,000.00	"	18, 1926,
5,000.00	"	18, 1927,
6,000.00	"	18, 1928,

of the minerals removed, 25% of the gross receipts shall be

NO. 215,744- SPECIAL.

Page 2.

paid by parties of second part to first parties and the same shall be applied on said purchase price and deducted proportionately from each installment. This agreement contains conditions and stipulations on the part of the parties to be fulfilled. Water on said premises reserved in first parties, except sufficient for use in the boiler for steam making purposes on part of second parties.

4th- Mortgage \$10,000. B. Accampo and Adelaide Accampo, his wife to Chichizola Estate Company, dated Sept. 22, 1925, recorded in Vol. 8, Page 382, Amador County Records.

5th- Materialman's lien, dated Jan. 24, 1937, against Louis Alpers in favor of L. Bordonni. Amt. of Claim ~~\$1,030.17~~. Recorded in Vol. F, Page 36 of Liens. *Paid*
NOTE: On Apr. 23, 1937, action was commenced in the Superior Court of Amador County to foreclose said lien. Said action is still pending.

6th- A full investigation should be made as to any building or mining operations, now or lately having been made on the property. There is no record, apparently, of any notice of non-responsibility having been filed by its owner, as provided by statute, to relieve him from possible liens resulting from the obligations of his lessee; neither does there appear of record, apparently, any notice of completion or cessation of labor to determine the duration during which liens may still be filed. Until this information is forthcoming and you are further advised, deed should not be taken of the property.

7th- Existing roads and water rights.

Respectfully,

TITLE INSURANCE AND GUARANTY COMPANY,

BY *W. J. [Signature]*