

Christianity Home

"EL MIRADOR"

LANDMARK SPANISH COLONIAL
17078 EL MIRADOR

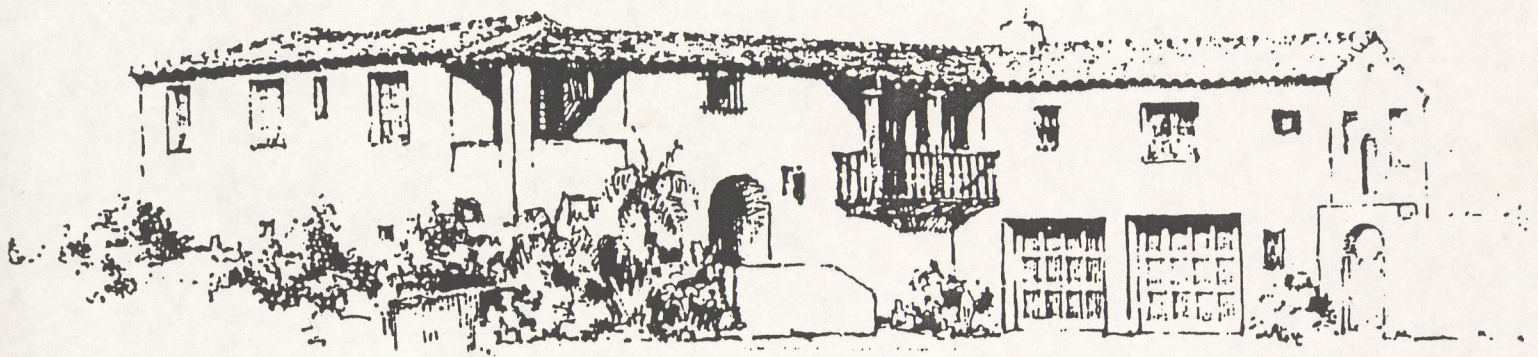


- ◆ LILIAN RICE CIRCA 1927
- ◆ FOUR HILLTOP ACRES
- ◆ PRIVATE, QUIET, SECLUDED
- ◆ PANORAMIC BREATHTAKING VIEWS
- ◆ FOUR BEDROOMS PLUS MAID'S
- ◆ TWO BEDROOM GUEST HOUSE

A true classic! One of Lilian Rice's finest architectural creations. Lilian Rice, the original architect for the beautiful planned community of Rancho Santa Fe, believed in simplicity of line, color and form. "El Mirador" designed after Lilian studied from the masters in Spain combines the use of arches, open beam ceilings, red tiled surfaces, white walls, wrought iron and a captivating central courtyard in a gracious blend of southern California mission with formalized mediterranean style to create a timeless statement of taste, charm and grandeur. Built in 1927 when quality of workmanship reigned and homes were works of art and style, this home stands a true monument to Rancho Santa Fe's past.

Located on one of the highest and best locations of the Rancho Santa Fe Covenant with four spectacular view acres. Surrounded by hundreds of eucalyptus trees to provide the utmost privacy.

A must see for those that can appreciate a rare piece of Rancho Santa Fe's past.



• RESIDENCE FOR MR. & MRS. GEORGE A. C. CHRISTIANCY •
• LOT 6 • BLOCK 27 • • RANCHO SANTA FE • • CALIFORNIA •

#2

From the foregoing it is apparent that plans at least very similar to those outlined in Santa Fe covenant are in rather general use in those locations in California where a comprehensive effort is being made to sustain the quality of the improvements. This Company's affiliated corporation in Santa Barbara in common with other title companies is writing upon the property subject to the Montecito covenant, merely showing title subject thereto by a reference to the general plans. In Los Angeles County titles to property at Palos Verdes are being guaranteed and insured by Title Guarantee and Trust Company, a very substantial company doing business in this city. Other property such as Castellamare above Santa Monica in this county is subject to similar provisions. No difficulty is experienced so far as the title company is concerned in dealing with these properties, nor has there ever to my knowledge been a proposed purchase or escrow not consummated by reason of imposition upon the property involved of restrictions of a character similar to those now under consideration.

Trusting that this statement may be of interest and possibly of some benefit to you, I am,

Yours very truly,

W. W. Thompson
Title Officer.

NWT/MAA

OWNERS SIGN UP ON COVENANT

Good progress on the signing up of acreage under the Rancho Santa Fe Protective covenant is reported by Mr. Ranald Macdonald, president of the Rancho Santa Fe Association, as shown by the following list:

Name	No. of Acres
Avery, Catherine and Mary F.	
Ledyard	3.57
Baker, Pearl C.19
Baker, Dr. Vincent W. & B. H.	44.94
Bell, V. I.	9.45
Bristol, C. H.	7.13
Case, Frank	73.78
Carothers, A. M.	24.05
Carse, S. H. & M. A.	7.71
Christiancy, Geo. A. C. & J. B.	43.29
Cook, Clarence E.	10.67
Corbus, Florence J.	7.38
Cord, Elmer C. & M. F.	23.79
Consigny, E. F.	39.24
Cutter, Albert B.	2.97
Darling, Wm. S. & G.	2.74
De Visser, J. H.	46.03
Dunham, C. A.	92.58
Edeson, Alda	3.12
Gilbert, Martha E.	6.52
Hunnewell, H. H.	125.58
Hammond, F. L.	37.96

Joers, F. W. & L. D.	8.14
Johnson, H. E.	1.44
Keck, Briggs C.	550.70
Kinne, C. Tom & S. B.50
Kirkpatrick, J. P. & E. L.	15.69
Laurence, Fred	3.00
Loomis, Arthur K.	45.65
Macdonald, Ranald	105.96
Macomber, Laurence	32.00
Martin, A. C.	24.69
McCallum, J. N.	1.00
McCraney, John D.	17.55
McKenna, Robt. & D. D.	1.00
Megrew, Geo. W.	10.00
Meyers, Lorel & A. M.	1.88
Millard, Barton & N. M.	15.46
Mills, Dr. Lloyd	4.31
Moore, Glenn A. & I. M.	13.43
Murray, A. A.	18.63
Morrill, Chas. H. & A. F.	19.39
Nelson, S. R. & Ruth24
Nefl, Mrs. Pauline L.	24.63
O'Donnell, Ella M.	1.65
O'Neill, F.	22.64
Parker, Fred & E. F.80
Parsons, Frances and Mrs. H. R. Iles	8.76
Rancho Santa Fe Land Co.	144.38
Reed, J. T.	55.58
Remsen, Anna Sherman	19.45
Rice, Lillian J.	4.00
Richards, D. M.	40.84

POST OFFICE GETS THIRD CLASS RANGE

Elevation of the Rancho Santa Fe post office to the third class as of July 1st, 1928, has been announced by Postmaster George W. Megrew.

The change is made possible by the very notable increase in business which the local office has experienced. The first four months of 1928 showed an increase of 65% over the corresponding period of last year.

On July 1st the post office will also be made a money order office for both domestic and international business.

Santa Fe Land Improvement Co.	
Scanlon, R. S. & L.	4.98
Smith, C. Everette & A. F.	5.19
Smith, Henry P.	32.42
Smillie, James C.	29.27
Tomlinson, G. W.	15.47
Volk, Kenneth Q.07
Voris, U. L. & M. M.	6.54
Ward, C. M.	9.70
White, E. S.	9.14
Whitsett, Rena A.	12.92
Williams, E. D.	1.11
Total	3,418.17

California Lot Book, Inc., dba California Title Search Co.
CTS Reference No.: 1102155

Chain of Title
(April 22, 1930 through November 1, 2002)

1. Grant Deed
Grantor:
Grantee:
Recorded:

2. Grant Deed
Grantor:
Grantee:
Recorded:

3. Grant Deed
Grantor:
Grantee:
Recorded:

4. Grant Deed
Grantor:
Grantee:
Recorded:

5. Grant Deed
Grantor:
Grantee:
Recorded:

6. Grant Deed
Grantor:
Grantee:
Recorded:

7. Grant Deed
Grantor:
Grantee:
Recorded:

Santa Fe Land Improvement Company
Raymond Ziemer and Mabel Deaver Ziemer
April 22, 1930, Book 1760, Page 364

Fred S. Young
Home Owners' Loan Corporation
March 16, 1939, Book 882, Page 154

Home Owners' Loan Corporation
R. M. Clotfelter
June 13, 1940, Book 1031, Page 479

R. M. Clotfelter and Constance C. Clotfelter
Union Title Insurance and Trust Company
June 13, 1940, Book 1041, Page 156

Union Title Insurance and Trust Company
J. Theodore Reed and Helen Stewart Reed
June 13, 1940, Book 1042, Page 143

Draft

*Original conveyance
to George A.C. Christency
in 1926. Title Search Co
Unable to locate deeds.
Christency was a well know
New York Financier
(1926-1930) - Minister/
Ambassador
to Peru.*

*Longtime RSE Family
owned several Rice
homes incl. Terwilliger.*

*Famous Movie
Producer and close
friend of Douglas
Fairbanks*

Please be advised that this is not Title Insurance. The information provided herein
reflects matters of public record which impart constructive notice in accordance
with California Insurance Code 12340.10

(1940-1947)

8. Grant Deed

Grantor: J. Theodore Reed and Helen Stewart Reed
Grantee: C. G. Langendkiold
Recorded: March 24, 1947, Recorders File No. 47-42260

9. Grant Deed

Grantor: C. G. Langenskiold and Brita Langenskiold
Grantee: Union Title Insurance and Trust Company
Recorded: December 2, 1947, Recorders File No. 47-125145

10. Grant Deed

Grantor: Union Title Insurance and Trust Company
Grantee: Carl Gustav Langenskiold and Brita Langenskiold
Recorded: December 2, 1947, Recorders File No. 47-125146

11. Grant Deed

Grantor: Brita Langenskiold
Grantee: Carl Gustav Langenskiold
Recorded: November 28, 1949, Recorders File No. 49-110434

12. Grant Deed

Grantor: Carl Gustav Langenskiold
Grantee: Eric Langenskiold
Recorded: June 7, 1950, Recorders File No. 50-62833

13. Grant Deed

Grantor: Alba Langenskiold
Grantee: Eric Langenskiold and Ingeborg Langenskiold
Recorded: June 7, 1950, Recorders File No. 50-62834

14. Grant Deed

Grantor: Eric Langenskiold and Ingeborg Langenskiold
Grantee: Union Title Insurance and Trust Company
Recorded: March 17, 1952, Recorders File No. 52-33560

15. Corporation Grant Deed

Grantor: Union Title Insurance and Trust Company
Grantee: Emmett J. Manion, Jr. and Patricia F. Manion
Recorded: April 7, 1955, Book 5590, Page 310

*1947-1952
Sweedish
Baron Langenskiold*

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16. Individual Quitclaim Deed

Grantor: Emmett J. Manion, Jr. and Patricia F. Manion
Grantee: Emmett J. Manion and Patricia F. Manion, as Co-Trustees
Recorded: September 20, 1979, Recordors File No. 79-394416

17. Individual Quitclaim Deed

Grantor: Emmett J. Manion and Patricia F. Manion, as Co-Trustees
Grantee: Emmett J. Manion and Patricia F. Manion
Recorded: May 23, 1986, Recordors File No. 86-206556

18. Individual Quitclaim Deed

Grantor: Emmett J. Manion and Patricia F. Manion
Grantee: Emmett J. Manion and Patricia F. Manion, as Co-Trustees
Recorded: August 21, 1986, Recordors File No. 86-362204

19. Quitclaim Deed

Grantor: Emmett J. Manion and Patricia F. Manion, as Co-Trustees
Grantee: Emmett J. Manion and Patricia F. Manion
Recorded: July 27, 1990, Recordors File No. 90-410263

20. Quitclaim Deed

Grantor: Emmett J. Manion and Patricia F. Manion
Grantee: Emmett J. Manion and Patricia F. Manion, as Co-Trustees
Recorded: July 27, 1990, Recordors File No. 90-410265

21. Individual Quitclaim Deed

Grantor: Emmett J. Manion and Patricia F. Manion, as Co-Trustees
Grantee: Emmett J. Manion and Patricia F. Manion
Recorded: June 17, 1991, Recordors File No. 91-286651

22. Individual Quitclaim Deed

Grantor: Emmett J. Manion and Patricia F. Manion
Grantee: Emmett J. Manion and Patricia F. Manion, as Co-Trustees
Recorded: June 18, 1991, Recordors File No. 91-291245

23. Grant Deed

Grantor: Emmett J. Manion and Patricia F. Manion, as Co-Trustees
Grantee: Emmett J. Manion and Patricia F. Manion
Recorded: July 30, 1992, Recordors File No. 92-477903

*(1955-1996
jack = Pat
Manion,
Community
Character,
Entrepreneur
raised 3 girls
and a son at
the home.*

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Cisterra
 PARTNERS, LLC
 SAN DIEGO BOSTON AMSTERDAM

Steven L. Black
 MANAGING MEMBER

550 West C Street, Suite 1300, San Diego, CA 92101
 direct line (619) 615-1241
 main line (619) 615-0200 fax (619) 615-0199
 e-mail: sblack@cisterra.com

- 24. Grant Deed
 Grantor: Emmett J. Manion and Patricia F. Manion
 Grantee: Emmett J. Manion and Patricia F. Manion, as Co-Trustees
 Recorded: August 27, 1992, Recorders File No. 92-545426
- 25. Grant Deed
 Grantor: Emmett J. Manion and Patricia F. Manion, as Co-Trustees
 Grantee: Emmett J. Manion and Patricia F. Manion
 Recorded: June 22, 1993, Recorders File No. 93-392922
- 26. Quitclaim Deed
 Grantor: Emmett J. Manion and Patricia F. Manion
 Grantee: Emmett J. Manion and Patricia F. Manion, Co-Trustees
 Recorded: July 8, 1993, Recorders File No. 93-437726
- 27. Quitclaim Deed
 Grantor: Emmett J. Manion and Patricia F. Manion, as Co-Trustees
 Grantee: Emmett J. Manion and Patricia F. Manion
 Recorded: May 1, 1995, Recorders File No. 95-183310
- 28. Individual Grant Deed
 Grantor: Emmett J. Manion and Patricia F. Manion
 Grantee: Steven L. Black and Paula M. Black
 Recorded: January 17, 1996, Recorders File No. 96-23173
- 29. Individual Quitclaim Deed
 Grantor: Steven L. Black and Paula M. Black
 Grantee: Steven L. Black and Paula M. Black, Trustees
 Recorded: May 24, 2001, Recorders File No. 01-337246

*Stew and Paula
 Black
 • 4 girls and a son
 raised in home.
 • Corporate Real Est.
 Development
 Community serv.*

- End of Report -

Note that we are not a Title Insurance Company, and that no warranty as to the accuracy or completeness of the information provided herein is express or implied. Our work has been performed under short time constraints with a quick turn around, and is based in part on the use of databases outside of our control. The recipient hereby acknowledges that California Lot Book, Inc. assumes no liability with respect to any errors or omissions related to the information provided herein. Also note that this search has been performed without the benefit of a Statement of Identification from the property owners, and if a search was performed for liens recorded against owner names, we cannot be sure that the information provided relates to the actual property owners, or is complete with respect to the property owners. In any event, our liability is limited to the amount of fees collected for the information provided herein.
