

LOT 60 OF TRACT NO. 32805, IN THE CITY OF CLAREMONT, AS PER MAP RECORDED IN BOOK 876 PAGE(S) 92 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

PARCEL B:

LOT 59 OF TRACT NO. 32805, IN THE CITY OF CLAREMONT, AS PER MAP RECORDED IN BOOK 876 PAGE(S) 92 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

APN: 8671-026-041 and 8671-026-039

Only the following deeds appear in such records subsequent to: November 18, 1931

**The Following Matters Affect PARCEL A:**

1. A document recorded November 18, 1931 as INSTRUMENT NO. 191 of Official Records.

From: AMELIA C BRIDGES, WID  
To: BENJAMIN MCBURNEY, JEAN PITZER MCBURNEY, WIFE, JTTN

2. A document recorded February 14, 1936 as INSTRUMENT NO. 159 of Official Records.

From: BENJAMIN MCBURNEY AND JEAN PITZER MCBURNEY, HUSBAND AND WIFE  
To: LEE C. PITZER AND EDITH B. PITZER, HUSBAND AND WIFE AS JOINT TENANTS

3. A document recorded May 16, 1938 as INSTRUMENT NO. 981 of Official Records.

From: LEE C. PITZER AND EDITH B. PITZER, HUSBAND AND WIFE  
To: ROBERT L. PITZER AND EUNICE GRIPPER PITZER, HUSBAND AND WIFE AS JOINT TENANTS

4. A document recorded May 16, 1938 as INSTRUMENT NO. 982 of Official Records.

From: LEE C. PITZER AND EDITH B. PITZER, HUSBAND AND WIFE  
To: ROBERT L. PITZER AND EUNICE GRIPPER PITZER, HUSBAND AND WIFE AS JOINT TENANTS

5. A document recorded May 16, 1938 as INSTRUMENT NO. 985 of Official Records.

From: LEE C. PITZER AND EDITH B. PITZER, HUSBAND AND WIFE  
To: CLIFFORD B. PITZER AND LEILA S. PITZER, HUSBAND AND WIFE AS JOINT TENANTS

6. A document recorded May 16, 1938 as INSTRUMENT NO. 988 of Official Records.

From: LEE C. PITZER AND EDITH B. PITZER, HUSBAND AND WIFE  
To: JEAN PITZER MCBURNEY, MARRIED TO BEN A. MCBURNEY, JR., AS HER SEPARATE PROPERTY

7. A document recorded January 14, 1939 as INSTRUMENT NO. 801 of Official Records.  
From: EMMA JANE MCBURNEY MARR WMN  
To: BENJAMIN A MCBURNEY, HUS
8. A document recorded July 19, 1945 as INSTRUMENT NO. 982 of Official Records.  
From: BEN A. MCBURNEY, ALSO KNOWN AS BEN A. MCBURNEY, JR. AND JEAN  
PITZER MCBURNEY, HIS WIFE AND FLORENCE MCBURNEY EWING, A  
MARRIED WOMAN  
To: HARRY W. COLBY AND DOROTHY M. COLBY, HIS WIFE AS JOINT  
TENANTS
9. A document recorded May 22, 1964 as INSTRUMENT NO. 557 of Official Records.  
From: HARRY W. COLBY AND DOROTHY M. COLBY, HUSBAND AND WIFE  
To: LEWIS HOMES, INC., A CALIFORNIA CORPORATION
10. A document recorded April 22, 1965 as INSTRUMENT NO. 363 of Official Records.  
From: LEWIS HOMES, INC.  
To: MARGRETT E. STEELE, AN UNMARRIED WOMAN
11. A document recorded June 15, 1977 as INSTRUMENT NO. 77-628028 of Official Records.  
From: MARGRETT E. STEELE, AN UNMARRIED WOMAN  
To: MICHAEL T. CREAGAN, AN UNMARRIED MAN
12. A document recorded November 09, 1987 as INSTRUMENT NO. 87-1788793 of Official Records.  
From: LEWIS HOMES OF CALIFORNIA  
To: MICHAEL T. AND HEATHER CREAGAN
13. A document recorded December 14, 1988 as INSTRUMENT NO. 88-1997102 of Official Records.  
From: MICHAEL T. CREAGAN, AN UNMARRIED MAN  
To: MICHAEL T. CREAGAN AND HEATHER CREAGAN, HUSBAND AND WIFE  
AS JOINT TENANTS

**The Following Matters Affect PARCEL B:**

14. A document recorded October 03, 1997 as INSTRUMENT NO. 97-1534284 of Official Records.  
From: LEWIS HOMES OF CALIFORNIA, A CALIFORNIA GENERAL PARTNERSHIP  
To: TERRY R. LEPPER AND NEDRA A. VINCENT, HUSBAND AND WIFE AS  
JOINT TENANTS

**The Following Matters Affect PARCELS A AND B:**

15. A document recorded October 03, 1997 as INSTRUMENT NO. 97-1534285 of Official Records.  
From: MICHAEL T. CREAGAN AND HEATHER CREAGAN, HUSBAND AND WIFE (  
WATA MICHAEL T. AND HEATHER CREAGAN)  
To: TERRY R. LEPPER AND NEDRA A. VINCENT, HUSBAND AND WIFE AS  
JOINT TENANTS

16. A document recorded August 07, 2024 as INSTRUMENT NO. 24-528873 of Official Records.

From: TERRY R. LEPPER AND NEDRA A. VINCENT, HUSBAND AND WIFE AS  
JOINT TENANTS  
To: NEDRA A. VINCENT, A MARRIED WOMAN, AS HER SOLE AND SEPARATE  
PROPERTY

17. A document recorded August 07, 2024 as INSTRUMENT NO. 24-528874 of Official Records.

From: NEDRA A. VINCENT, A MARRIED WOMAN, AS HER SOLE AND SEPARATE  
PROPERTY  
To: NEDRA A. VINCENT, TRUSTEE OF THE NEDRA A. VINCENT 2024  
REVOCABLE TRUST DATED MAY 5, 2024

This Guarantee does not cover:

1. Taxes, assessments, and matters related thereto.
2. Instruments, proceedings or other matters which do not specifically describe the land.

The map attached, if any, may or may not be a survey of the land depicted hereon. First American Title Company expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.