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WOODS, T.W.S. (Dec.)

- WOODS, ALICE
- WOODS, ELLIOTT H. WOODS
- WOODS, ANNE
- WOODS, MARY
- WOODS, ALICE & HELEN
- WOODS, ELLIOTT W.
- WOODS, ELLIOTT WOODS, JR.

IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA,

In and for the County of San Joaquin.

In the Matter of the Estate of  
T.W.S. WOODS,  
deceased.

ALICE H. WOODS, ELLIOTT H. WOODS and T.W. BUTTER,  
the duly appointed, qualified and acting executrix and executors respectively of the last will and testament of T.W.S. WOODS, deceased, having heretofore rendered, presented and filed herein their petition, therein praying for the final distribution of said estate, and said matter coming on regularly for hearing on this day in open Superior Court, it having been first proven to the satisfaction of the court that the clerk of the court by virtue of the authority in his vested, announced this day as the day for the hearing of said petition, and gave due and legal notice of the time and place of hearing thereof, for the time and in the manner, and in all respects as required by law.

And the court having proceeded to the hearing of said petition and the proofs presented in support thereof, and it appearing to the satisfaction of this court that after the appointment and qualification of said executrix and executors, and after the issuance to them of Letters Testamentary in the matter of said estate, they caused notice to the creditors of said estate and all persons having claims against said estate to be published for the time and in the manner, and as required by law, and that more than ten months have elapsed since the date of the first publication of said notice to creditors, and more than one year has expired since the admission to probate of said will and the qualification of said executrix and executors, and the issuance to them of Letters Testamentary in the matter of said estate.

That this court by its decree duly given, made and entered on the 27th day of November, 1924, has decreed that due and legal notice to the creditors of said estate and of said deceased had been duly given, and that notice thereof was within thirty days after the first publication thereof filed in the office of the clerk of this court as by law required.

That after the appointment and qualification of said executrix and executors, they duly made, returned to and filed in this court a true and correct inventory and appraisal of all the property of said estate that had come to their possession or knowledge.

That the first and final account and report of the administration of said estate, filed with said petition for distribution, have been duly approved, allowed and settled by this court.

That all the debts of said estate and of said deceased, and all expenses of said estate, and all taxes legally levied against said estate and the property thereof have been paid, satisfied and discharged; and that the report of the inheritance tax apportioner for the State of California, filed in this court, specifying the amount of said taxes due the State of California, had been confirmed and approved, and said taxes paid, as shown by said final account on file herein.

That all the inheritance taxes due the United States Government have been paid and discharged, and are included in said account.

That all the property of said estate was community property of T.W.S. WOODS and ALICE H. WOODS, his surviving wife.

That T.W.S. WOODS died testate on the 2nd day of June, 1920, in the county of San Joaquin, State of California, leaving his surviving heirs and only heirs at law.

ALICE H. WOODS, surviving wife, residing at 1129 North Glendale Street, Stockton, California;  
ELLIOTT H. WOODS, Jr., residing at 207 West Main Street, Stockton, California;

IRVING WOOD, adult son, residing at 1108 North Nevada Street, Stockton, California;  
MAYN WOOD, adult son, residing at 1108 North Nevada Street, Stockton, California; and  
MARTY WHEATY, granddaughter, being a daughter of a deceased daughter of testator, re-  
siding at the corner of Willow and Commerce Streets, Stockton, California.

That on the 18th day of July, 1930, by an order of this court, and after proceedings  
only and regularly had, the last will and testament of said decedent was on said day admitted  
to probate, and in and by said last will and testament, he devised and bequeathed his prop-  
erty as follows, to-wit:

To ALICE M. WOOD, his surviving wife, one-half of said property, which he recognized  
and which in fact was her half of the community property;

To MARY WHEATY, niece, one thousand dollars;

To MERRILL WOOD, niece, five hundred dollars;

To MARGIE WHEATY five hundred dollars;

To ETHEL WHEATY TRUST COMPANY, five hundred dollars to be used and expended in the care  
of his vault and lot;

To ALICE M. WOOD, his surviving wife, a life estate in and to all the remaining one-  
half of the property of said estate, being his one-half of the community property, for and  
during the term of her natural life;

To MARTY WHEATY, granddaughter, two hundred dollars and certain real prop-  
erty designated as the Dairy Farm, for life, subject to the life estate of ALICE M. WOOD,  
and upon conditions in said will mentioned;

To ALICE ANNA WOOD, granddaughter, certain real property, subject to the life es-  
tate of ALICE M. WOOD, and upon conditions in said will mentioned;

To CLARA WHEATY WOOD, M., grandchild, certain real property, subject to the life es-  
tate of ALICE M. WOOD, and upon conditions in said will mentioned;

To ALICE M. WOOD, IRVING WOOD and MAYN WOOD, adult sons, in equal shares, all the  
rest, residue and remainder of testator's half of the community property of said estate,  
subject to the life estate of Alice M. Wood.

That the cemetery vault mentioned in said will of testator has practically been com-  
pleted and constructed.

That what is referred to in said will as the "Dairy Farm", which is devised to MARTY  
WHEATY for life, and upon the conditions in said will mentioned, and subject to the life  
estate of Alice M. Wood, has been surveyed, so that an accurate description of the same has  
been ascertained and determined, and said tract of land so surveyed is the same tract of land  
referred to in said will as the "Dairy Farm".

That ALICE M. WOOD, surviving wife of testator, was the owner of one-half of the  
said four hundred acre tract of land, referred to in said will as the "Dairy Farm", being her  
community half thereof; and said Alice M. Wood, desiring to carry out the wishes of testator  
and to permit the court to distribute the whole of the four hundred acre tract known as the  
"Dairy Farm" to MARTY WHEATY, upon the conditions in said will mentioned, has executed a deed  
to MARTY WHEATY, reserving to herself a life estate therein, upon the same terms and condi-  
tions specified in the will of testator, conveying to MARTY WHEATY her half interest in the  
said Dairy Farm, to the intent and purpose that this court might distribute the entire four  
hundred acre tract to MARTY WHEATY, subject to the life estate of Alice M. Wood, and under  
the conditions in said will set forth.

That the said ALICE M. WOOD has likewise made conveyance to ALICE ANNA WOOD,  
granddaughter of testator, of the one hundred sixty acre tract set forth in said will as de-  
vised to ALICE ANNA WOOD, reserving unto herself a life estate therein, subject to the con-  
ditions in said will, conveying her half interest in the same, being her half interest in the

community property, for the purpose and with the intention of enabling this court to distribute to the said ALICE ARMAND WOODS said one hundred sixty acre tract mentioned in said will as devised to her, subject to the life estate of Alice M. Woods and under the conditions mentioned in said will.

That the said ALICE M. WOODS has likewise made conveyance to ELOY HENRY WOODS, JR., grandson of testator, of the one hundred sixty acre tract set forth in said will as devised to ELOY HENRY WOODS, JR., reserving unto herself a life estate therein, subject to the conditions in said will, conveying her half interest in the same, being her half interest in the community property, for the purpose and with the intention of enabling this court to distribute to the said ELOY HENRY WOODS, JR. said one hundred sixty acre tract mentioned in said will as devised to him, subject to the life estate of ALICE M. WOODS and under the conditions mentioned in said will.

That pursuant to the terms of said will, the property on hand for distribution should be distributed to the parties to the extent and under the limitations and conditions as in said will specified.

That MARYA CRONNEY, granddaughter of testator, was named in the will as MARYA CRONNEY, inadvertently in the spelling of her first name, but her true name is MARYA CRONNEY, and she is one and the same person who is named in said will as MARYA CRONNEY.

That as to the four hundred acre tract specified in said will as the "TATY TRACT", and which has been surveyed and the description thereof accurately determined, is described as all that certain 1st, piece and parcel of land situate, lying and being in the county of San Joaquin, State of California, particularly described as follows:-

A portion of the South half of Section 18, Township 1 North, Range 5 East, N.E. 1/4th, and a portion of the Southwest quarter of Section 18, Township 1 North, Range 5 East, N.E. 1/4th, were particularly described as follows:

Commencing at the Southwest corner of said Section 18, and run thence along the South line of said Section 18, East 2440.0 feet to an iron pipe at the Northeast corner of the Southwest quarter of said Section 18; thence along the East line of the Southwest quarter of said Section 18, N. 0° 06' E. 2478.5 feet to an iron pipe 150 feet South of the Northeast corner of the Southwest quarter of said Section 18, thence N. 89° 39' 30" W. along the fence on the South line of the Santa Fe Railroad Company property 2456.0 feet to a point in the east line of said Section 18, said point being 60 feet West of an iron pipe in the East line of a 45 foot county road; thence along the east line of said Section 18, N. 0° 14' W. 115.0 feet to a point in the South line of Santa Fe Railroad Company property; thence along the fence line of Santa Fe Railroad Company property as follows: N. 89° 39' 30" W. 5800.00 feet; N. 8° 00' 30" E. 22.0 feet; N. 89° 39' 30" W. 1000.1 feet; thence N. 0° 14' E. 2241.5 feet to an iron pipe in the South line of said Section 18; thence along the south line of said Section 18, N. 89° 39' E. 4800.0 feet to the point of beginning and containing 400.00 acres.

Reserving the West 20 feet to the Southwest quarter of said Section 18 for county road.

Also reserving the East 45 feet of the West 60 feet of the Southwest quarter of said Section 18 for county road.

Also reserving the South 20 feet of the Southwest quarter of said Section 18, and the South 20 feet of that portion of the South half of said Section 18, included in the above described 400.00 acres, for county road.

That said estate is in condition to be closed and finally distributed, and the residue of property on hand for distribution is described as follows, to-wit:

cash in the sum of \$1,368.76.

100 shares of the capital stock of Dent's Table Salt Co. evidenced by certificate No. 129.

100 shares of the capital stock of Dent's Table Salt Co. evidenced by certificate No. 130.

11475 shares of the capital stock of the Shady Run Mining Co., evidenced by certificate No. 69.

1000 shares of the capital common stock of The Stockton Fire and Marine Wick Co., evidenced by certificate No. 7 67.

1000 shares of the capital common stock of The Stockton Fire and Marine Wick Co., evidenced by certificate No. 7 81.

1000 shares of the capital common stock of The Stockton Fire and Marine Wick Co., evidenced by certificate No. 7 80.

250 shares of the capital preferred stock of The Stockton Fire and Marine Wick Co., evidenced by certificate No. 8 79.

250 shares of the capital preferred stock of The Stockton Fire and Marine Wick Co., evidenced by certificate No. 8 84.

500 shares of the capital preferred stock of The Stockton Fire and Marine Wick Co., evidenced by certificate No. 8 48.

1000 shares of the capital preferred stock of The Stockton Fire and Marine Wick Co., evidenced by certificate No. 8 17.

3 shares of the capital stock of Talara Manufacturing Company, evidenced by certificate No. 176.

60 shares of the capital stock of Roberts Island Irrigation & Improvement Co., evidenced by certificate No. 22.

100 shares of the capital common stock of Pacific Coast Salt Co., evidenced by certificate No. 107.

250 shares of the capital common stock of Pacific Coast Salt Co., evidenced by certificate No. 107.

100 shares of the capital preferred stock of Pacific Coast Salt Co., evidenced by certificate No. 115.

250 shares of the capital preferred stock of Pacific Coast Salt Co., evidenced by certificate No. 115.

2500 shares of the capital stock of Waste Irrigation Co., evidenced by certificate No. 1.

1000 shares of the capital stock of Waste Irrigation Co., evidenced by certificate No. 13.

25 shares of the capital stock of Stockton Investment Company evidenced by certificate No. 102.

1 warrant No. 469, issued by Board of Trustees of Reclamation District No. 504, for \$2000.00.

1 warrant No. 466, issued by Board of Trustees of Reclamation District No. 504, for \$2625.00.

6 United States War Savings Certificates, series of 1918, Series A, numbers 28147801-92-93-94-95-97, par value \$100.00 each.

4 United States War Savings Certificates, Series of 1918, Series A, numbers 28147628-30-31-32, par value \$100.00 each.

Household and kitchen furniture situated in late residence of decedent, in Stockton, California.

**Personal Property on Waste & Wilcox Vineyards**

- An undivided one-half interest in and to the following:
- |                                |                               |
|--------------------------------|-------------------------------|
| 4 tractors                     | 2 tractor double disc harrows |
| 2 3.8 inch vineyard share plow | 1 vineyard y-neck brush       |
| 2 wooden beam plow "Oliver"    | 2 rowing harrows              |
| 2 vineyard cultivator "Oliver" | 2 iron square harrows         |
| 2 iron beam plow "Rice Bros"   | 1 shovel tractor              |
| 1 4.10 inch tractor share plow | 1 vineyard brush burner       |
| 4 vineyard disc "Oliver"       | 2 vineyard wrap hoe plow      |

2 horses plus "Oliver" a tank  
10 harness, average age 9 years  
17 load of hay

5 sets of harness  
3300 lbs bones  
1 spring wagon

An undivided one-fourth interest in and to 1 Ford automobile.

Personal Property on Robert's Island Ranch

127 load of brick cattle	1/2 interest in traction engine
23 head horses	1 25 h.p. vms engine
5 head of sheep	1 25 pump
140 head of hoes	1 10 h.p. vms engine
	1 25 pump
7 sawyers	1 40 h.p. motor
2 mowers	1 25 pump
1 rake	
10 sets harness	1 automobile
1 rake	1 Dodge truck
1 roller	1 Ford automobile
1 derrick	1 Cadillac touring car, 8 cylinder, 1910 model
4 wagons	
2 harness	
2 plows	
1 blacksmith equipment	

Provisionary note dated March 20, 1916, payable six months after date, for the principal sum of \$1500.00; interest at eight per cent. (8%) per annum, executed by T.S. Adams Co. and T. Silva, co-obligors.

Provisionary note dated December 22nd, 1916, for the principal sum of \$200.00, payable four months after date, with interest at eight per cent. (8%) per annum, executed by P.C. Acquire and John F. Costa.

All these certain lots, pieces or parcels of land situate, lying and being in the County of San Joaquin, State of California, and bounded and particularly described as follows, to-wit:

Parcel One:- An undivided three-fourths (3/4) interest in and to:-

All that portion of the Northwest quarter (N.W. 1/4) of the Southeast quarter (S.E. 1/4) of Section Fourteen (14), Township One (1) North, Range Five (5) East, Mount Diablo Base and Meridian, lying North of the center line of the levee known as "High Ridge Levee" and South of the line drawn parallel with and 100 feet Southwardly at right angles from the located center line of the San Francisco and San Joaquin Valley Railway Company's Railroad, said piece of land containing an area of 12.76 acres, more or less, as delineated upon that certain map entitled "Map of Lands, Willett and Douglas' Lands an 'Middle Division of Roberts Island, in the County of San Joaquin, State of California', filed in the office of the county recorder of the County of San Joaquin, State of California, on November 4th, 1909, at 2:15 P.M.

Parcel Two:- All that portion of the South one-half (S. 1/2) of Section 7 City-two (20) and the Southeast quarter (S.E. 1/4) of Section Twenty-three (23) Township One (1) North, Range Five (5) East, Mount Diablo Base and Meridian, lying West of the Center of High Ridge Levee.

Have and except the West 200.5 feet thereof.

Parcel Three:- All that portion of Section Twenty-seven (27), Township One (1) North, Range Five (5) East, Mount Diablo Base and Meridian, lying West of the center line of High Ridge Levee and North of the center line of the Grace Levee between "The Pecker" and Harker Lake Tract.

Parcel Four:- All that portion of Section Twenty-eight (28), Township One (1) North, Range Five (5) East, Mount Diablo Base and Meridian, lying East of the center line of Harker Lake Levee, and North of the center line of the Grace Levee between "The Pecker" and Harker Lake Tract.

Parcel Five:- Beginning at the corner of Sections Eighteen (18) and Nineteen (19) Township One (1) North, Range Six (6) East, Mount Diablo Base and Meridian, and Section Thirteen (13) and Twenty-four (24) Township One (1) North, Range Five (5) East, Mount Diablo Base and Meridian, and running thence West along the section line 2000 feet to the center of a Main Irrigation Canal; thence along the center line of

said canal, the following courses and distances, to-wit: South 0° 45' East 8611.8 feet; thence South 80° 45' East 618 feet to the half section line North and South through Section 24, Township 1 North, Range 5 East, Mount Diablo Base and Meridian; thence South 8014.8 feet along the half section line North and South through sections 24, 25 and 26; thence South 12° 41' East 75.8 feet; thence South 86° 11' East 41.1 feet; thence South 45° 18' East 1224.2 feet; thence South 38° 20' East 145.9 feet; thence South 5° 49' East 426.5 feet; thence South 17° 20' East 461.8 feet; thence South 45° 20' East 500.4 feet to the right bank of Middle River; thence meandering the right bank of said Middle River; down stream, to the section line between Section 2, Township 1 South, Range 5 East, Mount Diablo Base and Meridian, and Section 24, Township 1 North, Range 5 East, Mount Diablo Base and Meridian; thence East to the corner corner of Sections 1 and 2, Township 1 South, Range 5 East, Mount Diablo Base and Meridian, and Sections 28 and 29, Township 1 North, Range 5 East, Mount Diablo Base and Meridian; thence North to the quarter section corner between Sections 28 and 29 in Township 1 North, Range 5 East, Mount Diablo Base and Meridian; thence West along the half section line through sections 28 and 29, Township 1 North, Range 5 East, Mount Diablo Base and Meridian, to the center of the levee known as the "High Ridge Levee"; thence following the meandering of said levee North 17° 24' West 4.10 chains; thence North 34° 44' West 4.80 chains; thence North 22° 14' West 7.25 chains; thence North 22° 12' West 2.24 chains; thence North 12° 41' West 2.20 chains to the South line of that certain 100.00 acre tract of land as conveyed by Jas. Reid Stewart, Jas. Clark Watson and Jas. King to I.M. Robinson by deed dated August 20th, 1880, and recorded in Book "A" of Deeds, Vol. 68, page 478, San Joaquin County Records; thence East 11.76 chains to the Southeast corner of said tract of land; thence North 0° 15' West 60 chains to the Northwest corner of the West half of the Southeast quarter of Section 27, Township 1 North, Range 5 East, Mount Diablo Base and Meridian; thence West to the center of Section 27, Township 1 North, Range 5 East, Mount Diablo Base and Meridian; thence North along the half section line to the center of High Ridge Levee; thence meandering the center of High Ridge Levee in a Northeasterly direction through sections 15, 16, 22, 23 and 27, Township 1 North 5 East, Mount Diablo Base and Meridian; to the center line of the right of way of the Atchafalaya, Toposa and Santa Fe Railway Company, as located by that certain deed dated May 21st, 1888, and recorded in Book "A" of Deeds, Vol. 26, page 240, et seq., San Joaquin County Records, made and executed by John H. Woods and H.V.L. Woods to the San Francisco and San Joaquin Valley Railway Company; thence East along the center line of said right of way of said Atchafalaya, Toposa and Santa Fe Railway Company to the half section line North and South through Section 18, Township 1 North, Range 5 East, Mount Diablo Base and Meridian; thence South along the half section line to the quarter section corner between sections 18 and 19, Township 1 North, Range 5 East, Mount Diablo Base and Meridian; thence West to the west of said corner, and being a portion of Section Twenty-six (26), Township 1 North, Range 5 East, Mount Diablo Base and Meridian; all of Section Twenty-six (26) and portions of Sections Thirteen (13), Fourteen (14), Twenty-two (22), Twenty-three (23), Twenty-four (24), Twenty-five (25), Twenty-seven (27), Thirty-two (32), Thirty-five (35), and Thirty-six (36), Township One (1) North, Range Five (5) East, Mount Diablo Base and Meridian, and portions of Sections One (1) and Two (2), Township One (1) South, Range Five (5) East, Mount Diablo Base and Meridian, as delineated upon that certain map entitled "Map of Woods, Wilhoit and Donahoe's Lands on Middle Division of Roberts Island in the County of San Joaquin, State of California", filed in the office of the county recorder of the county of San Joaquin, State of California, on November 4th, 1888, of Bill P.H.

Save and except the West 25 feet of that portion of the Main Irrigation Canal de-

specified as follows: Beginning at the intersection of the center line of said canal with the right bank of Middle River and run thence North 45° 00' East 400.4 feet.

Also save and except the Northwest quarter (N.W.¼) of Section Twenty-five (25), Township One (1) North, Range Five (5) East, Mount Diablo Base and Meridian.

Also save and except all of Section Two (2) Township One (1) North, Range Five (5) East, Mount Diablo Base and Meridian, South of Middle River.

Parcel Six:- Portions of Sections Twelve (12) and Thirteen (13) Township One (1) North, Range Five (5) East, Mount Diablo Base and Meridian, and were particularly described as follows: Beginning at an iron pipe in the center of a private road on the West line of Section Thirteen (13), Township One (1) North, Range Five (5) East, Mount Diablo Base and Meridian, said iron pipe being North 0° 45' East 228.57 feet from the center of the Atchafalaya, Tule and Santa Fe Railroad, and run thence North 81° 00' East 340.64 feet to the West line of a 50 foot drainage canal right of way thence containing same course North 81° 00' East 340.4 feet to the West line of land of J.D. McMiller; thence North 0° 27' East along the West line of land of J.D. McMiller 345.7 feet to the left bank of Varns Cut Off; thence following the left bank of Varns Cut Off up stream to the West line of Section 12, Township One (1) North, Range Five (5) East, Mount Diablo Base and Meridian; thence North 0° 05' East 345.7 feet, more or less, to the point of beginning, and containing ten (10) acres;

Save and excepting therefrom a strip of land 50 feet wide over and across the above described land as conveyed by E.W.S. Woods, et al, to Meads Irrigation Co., a corporation by deed dated January 10th, 1910, and recorded in Book "A" of Meads, Vol. 106, page 243, San Joaquin County Records.

Also save and excepting therefrom that certain right of way for an irrigation canal or pipe line, as conveyed by Jesse Lee Wilcox and Mary L. Douglas to E.L. Wilcox, M.D. Wain and W.B. Bentley by deed dated December 16th, 1912, and recorded in Book "A" of Meads, Vol. 212, page 328, San Joaquin County Records.

Also save and excepting therefrom the following described tract of land, as conveyed by E.W.S. Woods, et al to J.D. McMiller by deed dated May 18th, 1912, and recorded in Book "A" of Meads, Vol. 227, page 248, San Joaquin County Records, and particularly described as follows, to-wit:

Commencing at the intersection of the West line of Section Thirteen (13), Township One (1) North, Range Five (5) East, Mount Diablo Base and Meridian, with the center line of the Atchafalaya, Tule and Santa Fe Railroad and run thence North 0° 05' East along the West line of said Section 13, said Township and Range, also being in the center of a private road, 228.57 feet to an iron pipe; thence North 81° 00' East 340.64 feet to the point of beginning of the herein described tract, said point being on the westerly line of canal right of way, and from said point of beginning run thence North 81° 00' East 340.4 feet to the West line of the land of J.D. McMiller; thence North 0° 27' East along the West line of J.D. McMiller's land 345.7 feet to the left bank of Varns Cut Off; thence up stream along the left bank of Varns Cut Off to a point, which point is North 25° 40' East 264 feet from the point of beginning; thence South 25° 40' West along the West line of canal right of way 264 feet to the point of beginning. Save and except a strip of land 50 feet wide and 264 feet long the canal right of way, said exception containing 0.25 acres. The land hereby excepted containing 4.21 acres. Also excepting 2.025 acres conveyed to J.E. Lynch by E.W.S. Woods, et al.

Parcel Seven:- A portion of land in the Northwest quarter (N.W.¼) of Section Twenty-eight (28) Township One (1) North, Range Six (6) East, Mount Diablo Base and Meridian, situate, lying and being in the County of San Joaquin, State of California, and bounded and particularly described as follows, to-wit:

Commencing for the boundary thereof at a reduced platet driven in the

center of the land on the West bank of Middle River in the Northwest quarter (N.W.¼)

of Section Twenty-eight (28) Township Four (4) North, Range Six (6) East, Mount Diablo Base and Meridian, from which point 6" x 6" reduced post set by the State Engineering Department and marked on the South side with blanching iron [S.E. 1/4] and on the North side [N.W. 1/4] bears South 1° 10' West true bearing (Variation 17° East) 19.8 feet, from said reduced picket on the levee run North 0° 30' West 128.9 feet to reduced picket No. 3 in center of levee, from which point the Southeast corner of the warehouse bears North 80° 30' West 85.7 feet distant, from second reduced picket run North 7° West 208.5 feet to reduced picket No. 2 in center of levee, from said reduced picket No. 2 run North 1° 40' East 48.9 feet to reduced picket No. 4 set in center of levee to mark Northeast corner of lot; thence run South 80° West 176.9 feet to reduced picket set to mark Northwest corner of lot; thence run South 4° 00' East 400.5 feet to a reduced picket set to mark the Northwest corner of lot; thence run North 80° 34' East 175 feet on a line 4 feet North of the North row of trees in O. Lindstrom's orchard to point of commencement, containing 1.992 acres.

Also that narrow strip of land embraced between the land above described and the San Joaquin River, the same being the natural bank of said River, and also the right of way for a public road known as the Ferry and Camp Three road to the premises above described, as conveyed by T.H. Hooge to John H. Woods and E.V.H. Woods by deed dated February 2nd, 1888, and recorded in Book "A" of Deeds, Vol. 77, page 354, San Joaquin County Records.

(a) An undivided one-half interest in and to: Lots numbered One (1) and Two (2) of the southeast quarter (S.E. 1/4) and the West half (W. 1/2) of the Southwest quarter (S.W. 1/4) of Section Thirty-two (32) Township Four (4) North, Range Seven (7) East, Mount Diablo Base and Meridian.

Also an undivided one-half (1/2) interest in and to: the South one-half (S. 1/2) of the Southwest quarter (S.W. 1/4) of the Northwest quarter (N.W. 1/4) of Section Thirty-two (32) Township Four (4) North, Range Seven (7) East, Mount Diablo Base and Meridian, together with the roadway running Northwesterly from said land to county road.

(b) An undivided one-half (1/2) interest in and to: The South one-half (S. 1/2) of the Southeast quarter (S.E. 1/4) of Section Twenty-eight (28), Township Four (4) North, Range Seven (7) East, Mount Diablo Base and Meridian.

(c) An undivided one-half (1/2) interest in and to: The Northeast quarter (N.E. 1/4) of the Southeast quarter (S.E. 1/4) of Section Twenty-nine (29) Township Four (4) North, Range Seven (7) East, Mount Diablo Base and Meridian.

Excepting therefrom a strip of land 40 feet wide off the North end thereof and off the West end thereof conveyed to the county of San Joaquin, for roadway by deed recorded in Book "A" of Deeds, Vol. 120, page 21, San Joaquin County Records.

(d) An undivided one-half (1/2) interest in and to: The Southeast quarter (S.E. 1/4) of Section Thirty-two (32); the South one-half (S. 1/2) of the Southeast quarter (S.E. 1/4) and the Northwest quarter (N.W. 1/4) of the Northwest quarter (N.W. 1/4) of Section Thirty-two (32); all in Township Four (4) North, Range Seven (7) East, Mount Diablo Base and Meridian.

(e) An undivided one-half (1/2) interest in and to: The West one-half (W. 1/2) of the West one-half (W. 1/2) of Section Thirty-three (33) and Lots numbered Five (5), Six (6), Seven (7) and Eleven (11), of Section Thirty-three (33), all in Township Four (4) North, Range Seven (7) East, Mount Diablo Base and Meridian.

(f) An undivided one-half (1/2) interest in and to: that certain piece of land beginning at a point 1000.7 feet West of the Northwest corner of Section Four (4) Township Three (3) North Range Seven (7) East, Mount Diablo Base and Meridian, and run thence West (magnetic variation 10° 30' East) 128 feet; thence South 80° 34' East 201.5 feet; thence South 80° 34' West 201.5 feet; thence North 1° 00' West 411.5 feet to beginning, together



with the tracts of land lying between the South and West sides of the above described tract and the North and West bank of Mojave River containing altogether 1,984 acres.

(c) An undivided one-half (1/2) interest in and to:- Lot numbered One (1) of the Northwest quarter (N.W.1/4) of Section Five (5) Township Three (3) North, Range Seven (7) East, Mount Diablo Base and Meridian, containing 12.11 acres.

All that certain real property situate, lying and being in the County of Talara, State of California, bounded and particularly described as follows, to-wit:  
The South half (S1/2) of Southeast quarter (S.E.1/4) of Section Thirty-five (35), in Township Nineteen (19) North of Range Twenty-four (24) West, containing 60 acres.

An undivided one-half interest in and to:-

All those certain lots, pieces or parcels of land situate, lying and being in Alhambra Square Tract, in Vernon City, County of Los Angeles, State of California, described as follows, to-wit:

Lots Thirty-two (32) and Thirty-three (33) in Block Two (2).

An undivided one-half interest in and to:

All those certain lots or parcels of land situate, lying and being in West Stockton, County of San Joaquin, State of California, described as follows, to-wit:

Lots One (1) and Three (3) in Block Seven (7) in West Stockton.

IT IS HEREBY TESTIFIED AND DECREED that all that certain real property specified as the "Betty Farm", and described as all that certain lot, piece or parcel of land situate, lying and being in the County of San Joaquin, State of California, described as follows, to-wit:

A portion of the South half of Section 15, Township 1 North, Range 6 West, N.E.1/4 & S.E.1/4, and a portion of the Northwest quarter of Section 16, Township 1 North, Range Six West, S.W.1/4 N., more particularly described as follows:  
Commencing at the Southwest corner of said Section 15, and run thence along the South line of said Section 15, East 240.0 feet to an iron pipe at the Southeast corner of the Southwest quarter of said Section 15; thence along the West line of the Southwest quarter of said Section 15, N.0° 00' E. 8478.8 feet to an iron pipe 140 feet South of the northeast corner of the Southwest quarter of said Section 15; thence N. 89° 30' 30" W. along the fence on the South line of the Santa Fe Railroad Company property, 2484.0 feet to a point in the West line of said Section 15, said point being 60 feet West of an iron pipe in the West line of a 48 feet County Road; thence along the West line of said Section 15 N.0° 16' W. 25.0 feet to a point in the South line of Santa Fe Railroad Company property, thence along the South line of Santa Fe Railroad Company property as follows: N.89° 30' 30" W. 2200.0 feet; N.0° 00' 30" E. 25.0 feet; N. 89° 30' 30" W. 1200.1 feet; thence N.0° 16' E. 2241.8 feet to an iron pipe in the South line of said Section 15, thence along the South line of said Section 15, N. 89° 30' E. 4208.7 feet to the point of beginning, and containing 400.00 acres.

RESERVING the West 50 feet of the Southwest quarter of said Section 15 for county road.

ALSO RESERVING the West 45 feet of the West 60 feet of the Southwest quarter of said Section 15 for county road.

ALSO RESERVING the South 50 feet of the Southwest quarter of said Section 15, and the South 20 feet of that portion of the South half of said Section 15, included in the above described 400.00 acres, for county road.

be and the same is hereby distributed to ALICE H. WOODS for and during the term of her natural life; and IT IS FURTHER DECREED, ADJUDGED AND ENJOINED that, subject to the life estate of Alice H. Woods, that said real property above described, known as the "Betty Farm" and containing 400 acres, be and the same is hereby distributed to ERIC CHERRY, for and during the term of her natural life, and upon the death of ERIC CHERRY, to her issue, in equal shares.

If she leave issue, if she die before the death of Alice M. Woods, leaving issue, the said trust known as the "Mairy Farm", subject to the life estate of Alice M. Woods, shall go to such issue in equal shares, absolutely; but, if said Marie Cransky die prior to the death of Alice M. Woods, without issue, or if Marie Cransky die after the death of Alice M. Woods, without issue, then said property known as the "Mairy Farm", shall go to and vest in testator's sons, to-wit, Lloyd H. Woods, Armand Woods and Harry Woods, or the survivor or survivors of them, in equal shares, absolutely.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that all that certain real property situate, lying and being in the County of San Joaquin, State of California, particularly described as follows, to-wit:

Northeast quarter (N.E. 1/4) of Section 25, Township One (1) North, Range Five (5) East, Mount Diablo Base and Meridian.

be and the same is hereby distributed to ALICE M. WOODS, for and during the term of her natural life; and IT IS FURTHER ORDERED, ADJUDGED AND DECREED that, subject to the life estate of Alice M. Woods, said real property by and the same is hereby distributed to ANNE ARMAND WOODS, granddaughter of testator; provided, however, that if said Alice Armand Woods die prior to arriving at the age of twenty-one years, then said property shall go to her issue, in equal shares if she leave issue, absolutely; but if said Alice Armand Woods die without leaving issue, prior to arriving at the age of twenty-one years, then said real property shall go to Lloyd H. Woods, her father, and Elizabeth H. Woods, her mother, or the survivor of them, in equal shares, absolutely.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that all that certain real property situate, lying and being in the County of San Joaquin, State of California, particularly described as follows, to-wit:

Northeast quarter (N.E. 1/4) of Section Twenty-six (26), Township One (1) North, Range Five (5) East, Mount Diablo Base and Meridian.

be and the same is hereby distributed to ALICE M. WOODS, for and during the term of her natural life; and IT IS FURTHER ORDERED, ADJUDGED AND DECREED that, subject to the life estate of Alice M. Woods, said real property be and the same is hereby distributed to HENRY WOODS, Jr., grandson of testator; provided, however, that if said Lloyd Harry Woods, Jr. die prior to arriving at the age of twenty-one years, then said property shall go to his issue, in equal shares if he leave issue, absolutely; but if said Lloyd Harry Woods, Jr. die without leaving issue, prior to arriving at the age of twenty-one years, then said real property shall go to Lloyd H. Woods, his father, and Elizabeth H. Woods, his mother, or the survivor of them, in equal shares, absolutely.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that ALICE M. WOODS, surviving wife of testator, from the date of this Decree of Distribution, shall pay to Marie Cransky, the sum of two hundred dollars (\$200.00) per month, until the death of said Alice M. Woods, at which time said payments shall cease; but if said Marie Cransky should die prior to the death of Alice M. Woods, then said payments shall cease; said payments to be made by Alice M. Woods to Marie Cransky monthly.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that there be and there is hereby distributed to WILLIS FERRIS, of Tulare City, Tulare County, California, the sum of One Thousand Dollars (\$1,000.00).

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that there be and there is hereby distributed to MIRIAM WOODS, daughter of A.J. Woods, the sum of Five Hundred Dollars (\$500.00).

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that there be and there is hereby distributed to GENEVIEA WOODS, the sum of Five Hundred Dollars (\$500.00).

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that there be and there is hereby distributed to the STOCKTON RURAL CEMETERY ASSOCIATION, the sum of Five Hundred Dollars (\$500.00), the same to be used and expended by said Association in the perpetual care

withholdings of the 1st and 2nd of testator estate in said Frankton Earl testator.

IT IS FURTHER ORDERED, ADJUSTED AND DECREED that there be and there is hereby distributed to ALICE H. WOODS, surviving wife of testator, an undivided one-half of all the real and personal property hereinbefore described, except that certain real property distributed to Marie Gramsky, and that certain real property distributed to Alice Armand Woods, and that certain real property distributed to Lloyd Henry Woods, Jr., and the cash legacies hereinbefore distributed, as her one-half of the community property of herself and testator, absolutely and forever.

IT IS FURTHER ORDERED, ADJUSTED AND DECREED that the remaining one-half of all said real and personal property, being testator's one-half of the community property, except that certain real property distributed to Marie Gramsky, and that certain real property distributed to Alice Armand Woods, and that certain real property distributed to Lloyd Henry Woods, Jr., and the cash legacies hereinbefore distributed, be and the same is hereby distributed to ALICE H. WOODS, surviving wife of testator, for and during the term of her natural life; and it is FURTHER ORDERED, ADJUSTED AND DECREED that, subject to the life estate of Alice H. Woods, said property being testator's one-half of the community property, except that certain real property distributed to Marie Gramsky, and that certain real property distributed to Alice Armand Woods, and that certain real property distributed to Lloyd Henry Woods, Jr., be and the same is hereby distributed to testator's three sons, to-wit, Lloyd H. Woods, Armand Woods and Harry Woods, in equal shares, absolutely.

IT IS FURTHER ORDERED, ADJUSTED AND DECREED that any other property not now known or discovered, or whether now known or discovered, which belonged to said estate, or in which said decedent or his said estate had any interest, be and the same is hereby distributed to Alice H. Woods, one-half thereof, absolutely, and to Alice H. Woods a life estate of, in and to the remaining one-half thereof, and, subject to said life estate of Alice H. Woods, to Lloyd H. Woods, Armand Woods and Harry Woods, sons of testator, in equal shares, absolutely.

IT IS WITHIN ORDERED, ADJUSTED AND DECREED that if any of the property hereinbefore described and distributed is incorrectly set forth, that then said property by its correct description be and the same is hereby distributed to the parties hereinbefore named in the provisions as hereinbefore set forth.

IT IS FURTHER ORDERED, ADJUSTED AND DECREED that said executor and administrators deliver up and pay to the parties to whom the same is distributed the property hereinbefore described, and in upon production of satisfactory proof thereof, that said executor and administrators respectively be discharged from all liability to be hereafter incurred, and that said estate be deemed settled and closed.

Done in open Superior Court this 26th day of December, 1922.

J. G. Plummer  
Judge of the Superior Court.

RECORDED  
FILED FOR THE YEAR 1922  
By P. V. Johnson, Deputy

STATE OF CALIFORNIA, )  
County of San Joaquin. ) ss. I, WALTER P. HAYAM, County Clerk of the County of San Joaquin, State of California, and ex-officio Clerk of the Superior Court of the State of California, in and for the County of San Joaquin, do hereby certify the foregoing to be a true, true and correct copy of the original final decree of final distribution in the matter of the estate of H. W. WOODS deceased together with the official endorsements thereon as the same is 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 26th day of December, 1922.

(S O BRAC)

Wesley D. Graham, County Clerk

By C. H. Johnson, Deputy County Clerk.

Recorded at Request of Dietrich & Kautner Dec 26 1922 at 40 min. past 1 o'clock P.M., in Book "A" Vol. 212 of Records of Distribution page 284 San Joaquin County Records.

Fees: \$ 10.70

John D. Finney, Recorder.

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COPY

HAYS, O.T. (sometimes known as O. THOMAS HAYS and OLIVER THOMAS HAYS.)

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

HAYS, LUCIA M. Adm'r.

In the Matter of the Estate of O.T. HAYS, sometimes known and called O. THOMAS HAYS and OLIVER THOMAS HAYS, Deceased. No. 7527 Dept. 2. ORDER OF DISTRIBUTION.

HAYS, JACK

Now comes LUCIA M. HAYS, the administratrix of the said estate, by Sheaphousey and Atherton, her attorneys, and prays to the satisfaction of the Court that her petition for distribution herein was filed on the 14th day of December, 1922; that on the same day the clerk of this Court appointed the 26th day of December, 1922, for the hearing thereof and that due and legal notice of the time and place of said hearing has been given as required by law and by the order of the Court; and said petition being now presented to the Court, and no person appearing to contest or object to the same, the Court after hearing the evidence finds:-

- That all claims against the estate of said deceased have been paid;
That the expenses of the last illness, funeral expenses and all expenses of administration have been paid;
That all taxes upon the property of said estate or due from said estate have been paid and that there is no inheritance tax due or payable from said estate;
That the decedent left surviving him the following heirs:

Table with 3 columns: NAME, RELATION: VIV, RESIDENCE. Rows include LUCIA M. HAYS (over 21 years, wife, Stockton, California), O. THOMAS HAYS (aged 10 years, son, Stockton, California), JACK HAYS (aged 6 years, son, Stockton, California).

That O. THOMAS HAYS died on the 26th day of November, 1921, after the death of the above named decedent and prays distribution herein;

That at the time of the death of O. THOMAS HAYS last hereinabove mentioned, he was now eleven years and left surviving him as his sole heir, his mother, LUCIA M. HAYS.

That all of the estate of said deceased was and is community property;
That the residue of said estate consisting of the property hereinafter particularly described is now ready for distribution and that said estate is now in a condition to be closed;

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that the residue of said estate of O.T. HAYS, sometimes known and called O. THOMAS HAYS and OLIVER THOMAS HAYS, deceased herein-after particularly described and any other property which may belong to the said estate, or in which the said estate may have any interest, which may hereafter be discovered, be and the same is hereby distributed as follows, to wit:

To LUCIA M. HAYS, surviving wife of decedent and sole heir of O. THOMAS HAYS, last hereinabove deceased, an undivided three-fourths (3/4) thereof; to JACK HAYS, a son, an undivided one-fourth (1/4) thereof. The residue of said estate hereby distributed as far as known, is more particularly described as follows:

FILE SPEC: P:\1732\_SDMA\0070\_Historic\_Mapping\Survey\Pack\Exhibits\CAD\E\_RYS\_Woods\_To\_Alice\_Woods\_Rev\lead.dwg  
 PLOT DATE: Jun 02 2010 5:53:50m



**K S N** INC.  
**KJELDSSEN SINNOCK NEUDECK**  
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**PAK CHAIN OF TITLE**  
**GRANTOR: E.W.S. WOODS**  
**GRANTEE: ALICE WOODS ET. AL.**  
**DECEMBER 26TH, 1922**

Design	Scale 1" = 4000'	Date 3/30/10
Drawn CSM	Original Drawing Scale 0 1/4" 1/2"	Sheet Number
Check SLB		Of
		Project File No. 1732-0070