

This Indenture made this fifth day of November in the year of our Lord, one Thousand Eight Hundred and fifty nine by and between John A. Sutter, Anna Sutter his wife and Anna Eliza Engler of Sutter County State of California and William Muldron, George R. Moore and Daniel H. Melty of the City and County of Sacramento and State aforesaid parties of the first part and William Remitz of the County of Sonoma and State of California party of the second part Witnesseth that the parties of the first part for and in consideration of the sum of Six Thousand Dollars lawful money of the United States to them in hand paid by said second party the receipt whereof is hereby acknowledged have bargained sold and quit claimed and by these presents do grant, bargain, sell, convey remise release and forever quit-claim unto the said party of the second part his heirs and assigns, all their right, title, interest claim and demand both in law and equity, of in and to the following described lands to wit. all that certain tract, piece or parcel of land, lying and being in the County of Sonoma and State of California, and known in the archives of the office of the United States Surveyor General, for this State as the "Muniz Rancho", Commencing on the Coast of the Pacific Ocean at the mouth of the Russian River, and extending up the Coast North about nine miles, by an average depth of miles Eastwards from the coast, containing according to the official survey thereof Four leagues, or 17,760 acres more or less, bounded South by the Russian River and West by the Pacific Ocean, and being the same Rancho granted by the Mexican Government to Manuel Flores, and reference is here made, for more particular description, to the plat and field notes of survey thereof, made by A. C. Mathewson Deputy United States Surveyor, Completed August 4th and 1859, and approved by J. W. Manderville United States Surveyor General for the State of California October 4th 1859, as appears by the Map on file. Together with all and singular the tenements, privileges and appurtenances therewith connected, or in anywise appertaining thereto. To have and to hold said lands and tenements unto the said party of the second part his heirs and assigns forever.

And the said parties of the first part doth each for himself, for the consideration aforesaid, Covenant and agree to and with the said party of the second part that said premises are free and clear from any and all incumbrances made, done, or suffered by them, except taxes and that they will forever warrant and defend the same against the lawful claim or claims of any and all persons whomsoever claiming by through or under them with the exception aforesaid.

In Witness whereof the said parties of the first part have subscribed their names and affix their seals the date first above written.

John A. Sutter by Emil V. Sutter, his attorney in fact 
 Anna Sutter by Emil V. Sutter, her attorney in fact 
 Anna Eliza Engler by Emil V. Sutter, her atty in fact 

William Muldrow 

Geo R Moore 

Daniel W. Kelly 

State of California) ss
 County of Sonoma

On this Seventeenth day of November A.D. one Thousand Eight Hundred and Fifty nine before me, John Brown a Notary Public in and for said County, personally appeared Emil V. Sutter personally known to me to be the same person described in and who executed by Power of Attorney the Annexed Instrument as the Attorney in fact of John A. Sutter, Anna Sutter and Anna Eliza Engler named in the Annexed Instrument as a party thereto, and therein described as the party executing the same by his said Attorney: and the said Emil V. Sutter acknowledged to me that he executes the same freely and voluntarily, as, and for the act and deed of the said John A. Sutter, Anna Sutter, and Anna Eliza Engler and for the uses and purposes therein mentioned. In Witness whereof, I have hereunto set my hand and affixed my official seal, the day and year first above written.



John Brown

Notary Public

State of California) ss
 County of Sacramento

On this Fifth day of November A.D. one Thousand Eight Hundred and Fifty nine before me, Samuel Crosse a Notary Public, in and for said County, personally appeared William Muldrow, George R. Moore and D. W. Kelly who are each and all to me personally known to be the individuals described in and who executed the Annexed Instrument, and acknowledged to me that they executed the same freely and voluntarily, and for the uses and purposes therein mentioned.



In Witness whereof, I have hereunto set my hand and affixed my official seal, the day and year first above written.

Samuel Crosse

Notary Public

Sacramento County
 California

Filed for record in the office of the Recorder of the County of Sonoma on the 7th day of November A.D. 1859 at 11 O'clock and 53 minutes A.M. at request of Mr. Tenitz And Recorded November 17th A.D. 1859 at 30 O'clock and 30 minutes P.M.

Thomas H. Bryant Recorder Sonoma County
 By William H. Brand Deputy Recorder