

This Indenture made the Thirteenth day of April in the Year of Our Lord One Thousand Eight Hundred and Fifty Seven. Between Manuel Torres of the County of Marin State of California of the first part and William Buxton of the County of Mendocino State aforesaid party of the second part Witnesseth That the Said party of the first part for and in consideration of the sum of five thousand Dollars lawful money of the United States of America to him in hand paid by the Said party of the second part ad or before the executing and delivery of this indenture the Receipt whereof is hereby acknowledged has granted bargained sold released remised and conveyed and by

These Presents does grant bargain sell release remise and convey into the said party of the second part and to his heirs and assigns forever All that tract or parcel of land in the County of San Mateo and State of California bounded & described as follows on the South by Russian river on the Westward by the Pacific Ocean & on the Eastward by the Coast range of Mountains & extending along the Coast & further about four leagues being the same Rancho formerly known as "Rancho de Murietta" Containing four leagues of land more or less granted to said Manuel Torres by His Honorable Court by deed dated at Monterey or Los Angeles December 14th 1845 & being the same tract of land sold to said Bennett & Charles Meyer by agreement dated May 17th 1857

Together with all and singular the tenements hereditaments and appurtenances hereto belonging or in any wise appertaining and the reversion and reversions remainder and remainders rents issues and profits thereof.

To have and to hold, all and singular the above mentioned and described premises together with the appurtenances unto the said party of the second part his heirs and assigns forever And the party of the first part doth covenant that he will warrant and defend the right title and interest in and to the above premises against ~~the acts and deeds of the said party of the first part and all persons claiming by force of matter or through the said party of the first part~~ ^{the claims} unto the said party of the second part his heirs and assigns forever

In witness Whereof the said party of the first part has hereunto set his hand and seal the day and year first above written Interlineation of the same in 5th line & erasures in 405 lines 2nd page before execution Signed sealed and delivered in the presence of

Henry H. Wright, Charles Meyer

Man! Torres 

State of California

City & County of San Francisco 55.

On this thirteenth day of April A. D. One Thousand Eight Hundred and Fifty seven before me John A. Monroe Clerk of the District Court of the United States for the Northern District of California personally appeared Manuel Torres to me personally known to be the individual described in and who executed the annexed Instrument and acknowledged to me that he 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 the Seal of said Court its day and year first above written

John A. Monroe Clerk

Presented for records by: Wm. Bennett April 14th 1857 at 6 o'clock P. M. & recorded April 21st 1857 at 2 o'clock P. M.

N. M. McAllister, Recorder
By H. C. McAllister, Deputy