

DOC. NO. **11340**  
 OFFICIAL RECORDS  
 SAN LUIS OBISPO CO., CAL

APR 15 1975

WILLIAM E. ZIMARIK  
 COUNTY RECORDER

TIME 4:15 P.M.

COMPARED

GRANT DEED

Documentary transfer tax \$ nil  
☐ Computed on full value of property conveyed.  
☐ Computed on full value less liens & encumbrances remaining thereon at time of sale.

Signature of declarant or agent determining tax — firm name

☐ Unincorporated area City of San Luis Obispo

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, and subject to the covenants, conditions, restrictions and reservations set forth, VIRGINIA J. TYNAN, also known as VIRGINIA JACK TYNAN, PHYLLIS SINTON, also known as PHYLLIS JACK SINTON, MARGARET E. KAETZEL, also known as MARGARET KAETZEL, GERTRUDE K. KAETZEL, also known as KATHLEEN KAETZEL and GERTRUDE KATHLEEN KAETZEL, KATHLEEN G. VON STEIN, formerly KATHLEEN G. NORMAND, JUDITH MEYER, formerly JUDITH KAETZEL, and MELBA RETICKER, Grantors, do hereby grant to the CITY OF SAN LUIS OBISPO, A MUNICIPAL CORPORATION, the following described real property in the City of San Luis Obispo, County of San Luis Obispo, State of California:

Commencing at a point on the southerly line of Higuera Street South 53° 7' West, One Hundred and eighty-three feet, six inches (183-6/12 feet) from the Southwest corner of Higuera and Nipoma Streets and running thence south 53° 7' West on the south line of Higuera Street two hundred and twenty-five (225) feet, thence south 36° 53' east to the line of Marsh Street; thence Northeasterly along the line of Marsh Street, two hundred and twenty-five (225) feet; thence at right angles northwesterly to Higuera Street and the point of beginning and being all that portion of Block 62 of the City of San Luis Obispo, occupied as a residence of R. E. Jack and wife, and extending from Higuera Street to Marsh Street according to two deeds: One made by H. M. Warden to Nellie Hollister Jack, dated August 9, 1875; and the other made by Thomas Higuera and others on February 11, 1876 to R. Edgar Jack, and both of record in the Recorder's Office of San Luis Obispo County, State of California.

Excepting therefrom that portion thereof conveyed to Manuel F. Lima, et ux, by deed dated September 29, 1922, and recorded October 2, 1922 in Book 157, Page 410 of Deeds.

Also excepting therefrom that portion thereof conveyed by deed dated November 14, 1917 and recorded November 22, 1917, in Book 118, Page 449 of Deeds to Nicholas F. Schlicht.

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Together with all furniture, fixtures, equipment, documents, books and other personal property situated in or on said real property.

By the acceptance of this deed, said City of San Luis Obispo, hereinafter referred to as "City", agrees:

1. To keep, preserve and use said real property and the residence situated thereon in a manner which maintains, enhances and celebrates its place in the historical development of San Luis Obispo.

2. To refer to the house and grounds as "The Jack Residence" as a memorial to Robert Edgar Jack and Nellie Hollister Jack, pioneers and builders, as well as devoted citizens, of San Luis Obispo City and County.

3. To maintain the original character of the house as an example of a Victorian vintage residence. General maintenance and any restoration improvements shall be in keeping with the age and period when the original residence was constructed.

4. To care for and preserve existing trees and shrubbery, and to return the gardens as much as possible to the appearance of the gardens as illustrated in photographs circa 1910-1920 provided by the Grantors.

5. To keep the residence and contents thereof adequately insured against loss by fire and other insurable hazards.

6. To permit, subject to reasonable rules and regulations, residents of the City and County of San Luis Obispo, visitors and tourists to enter and inspect the residence and gardens and any displays and exhibits which from time to time may be presented.

7. To appoint a committee of seven (7) members whose responsibility shall be to advise the City Council in the

administration of The Jack Residence for the greatest possible public use and enjoyment. Said committee shall recommend basic rules and regulations for the use of the residence and grounds which may include, but are not limited to, permitted uses, conditions of use, hours and fees, if any. The committee shall serve without pay and consist of city residents including:

(a) One member from the San Luis Obispo County Historical Society.

(b) One member from the faculty of the School of Architecture and Environmental Design, California Polytechnic State University, preferably an architectural historian.

(c) One member from the Ornamental Horticulture faculty of the California Polytechnic State University.

(d) One member from the Parks and Recreation Commission,

(e) Two members selected at large.

(f) For a period of twenty (20) years from the date hereof, the seventh member of the committee shall be an heir of Robert Edgar Jack and Nellie Hollister Jack; the city residency requirement may be waived for this member. Thereafter, this member may be selected at large.

Committee appointments, tenure and rules of conduct shall be the same as for other advisory bodies to the City Council, e.g., the Planning Commission.

8. To accept items of personal property for the permanent collection of furnishings and artifacts, only upon majority approval of the Committee. Likewise, to dispose, destroy and give away no item of furnishings or artifacts without majority approval of the Committee and then only with the approval of the City Council.

9. Should, at any time, the residence be destroyed by

fire or other act of God, to continue to maintain the real property for park purposes, such park to be known as "The Jack Park".

10. Not to sell or give away either the whole, or any part of the real property.

In the event of a violation of any of the covenants and conditions herein contained, or failure to comply therewith, said City, and any successor thereof, shall forfeit all title to said real and personal property and, in the event of any such forfeiture, title to said real and personal property shall revert to the descendants by law of intestacy of Robert Edgar Jack and Nellie Hollister Jack. Should there be no then known descendants of said Robert Edgar Jack and Nellie Hollister Jack, said property shall vest in the County of San Luis Obispo for the uses herein contained; provided, however, that if the County should not accept said property or should fail to use it for the purposes set forth herein, title to said property shall then vest in St. Stephen's Episcopal Church of San Luis Obispo.

In consideration of the foregoing, the grantee herein agrees to pay all county, city and special taxes or assessments which are now a lien upon the real property and personal property herein described, or which hereafter become a lien upon said real and personal property.

Dated this 10<sup>th</sup> day of March, 1975.

Virginia J. Tynan  
Virginia J. Tynan

Phyllis Sinton  
Phyllis Sinton

Margaret E. Kaetzel  
Margaret E. Kaetzel

Gertrude Kathleen Kaetzel  
Gertrude Kathleen Kaetzel

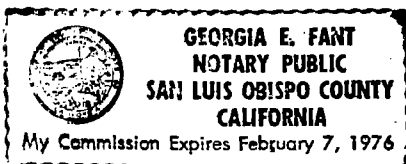
Kathleen G. Von Stein  
Kathleen G. Von Stein

Judith Meyer  
Judith Meyer

Melba Reticker  
Melba Reticker

STATE OF CALIFORNIA, )  
 :  
 : ss.  
COUNTY OF SAN LUIS OBISPO, )

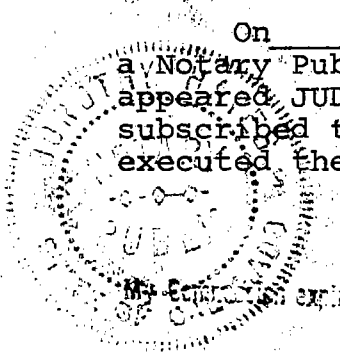
On March 10, 1975, before me, the undersigned, a Notary Public in and for said County and State, personally appeared MARGARET E. KAETZEL, GERTRUDE KATHLEEN KAETZEL, KATHLEEN G. VON STEIN, VIRGINIA J. TYNAN and PHYLLIS SINTON, known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.



Georgia E. Fant  
Georgia E. Fant  
Notary Public in and for said County and State.

STATE OF COLORADO, )  
 :  
 : ss.  
COUNTY OF Denver, )

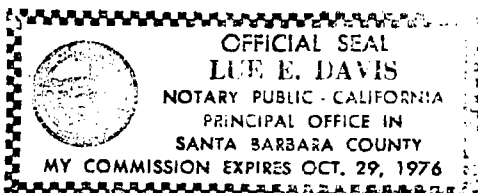
On March 19, 1975, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JUDITH MEYER, known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.



Judith Meyer  
Notary Public in and for said County and State.

STATE OF CALIFORNIA, )  
 :  
 : ss.  
COUNTY OF Santa Barbara, )

On March 12, 1975, before me, the undersigned, a Notary Public in and for said County and State, personally appeared MELBA RETICKER, known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.



Lue E. Davis  
LUE E. DAVIS  
Notary Public in and for said County and State.

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C E R T I F I C A T E   O F   A C C E P T A N C E

\* \* \* \* \*

THIS IS TO CERTIFY that the interest in real property conveyed by the GRANT DEED dated MARCH 10, 1975, from VIRGINIA J. TYNAN, aka VIRGINIA JACK TYNAN, PHYLLIS SINTON, aka PHYLLIS JACK SINTON, MARGARET E. KAETZEL, aka MARGARET KAETZEL, GERTRUDE K. KAETZEL, aka KATHLEEN KAETZEL and GERTRUDE KATHLEEN KAETZEL, KATHLEEN G. VON STEIN, formerly KATHLEEN G. NORMAND, JUDITH MEYER, formerly JUDITH KAETZEL, and MELBA RETICKER, Grantors, to the CITY OF SAN LUIS OBISPO, a Political Corporation, is hereby accepted by the undersigned officer on behalf of the City Council pursuant to authority conferred by Resolution No. 549 (1959 Series), recorded May 26, 1959, Volume 1002, Official Records, Page 292, San Luis Obispo County, California, and the Grantee consents to recordation thereof by its duly authorized officer or his agent.

Date: MARCH 10, 1975

CITY OF SAN LUIS OBISPO

  
Mayor

ATTEST:

  
City Clerk

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RESOLUTION NO. 2761 (1975 Series)

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN LUIS OBISPO ACCEPTING THE DEED TO THE "JACK RESIDENCE" AND AUTHORIZING THE MAYOR TO SIGN THE CERTIFICATE OF ACCEPTANCE AND DIRECTING THE CITY CLERK TO RECORD SAID DEED.

BE IT RESOLVED by the Council of the City of San Luis Obispo as follows:

1. The City of San Luis Obispo hereby accepts the deed to the real property and the residence known as the "Jack Residence" on Marsh Street and the City agrees to abide by the terms and conditions of said deed.

2. The Mayor is authorized to execute a certificate of acceptance on behalf of the City.

3. The City Clerk is directed to record said deed.

On motion of Mayor Schwartz, seconded by Councilman Gurnee, and on the following roll call vote:

AYES: Councilmen Graham, Gurnee, Norris, Petterson, and Mayor Schwartz

NOES: None

ABSENT: None

the foregoing Resolution was passed and adopted this 7th day of April, 1975.

s/ KENNETH E. SCHWARTZ  
Mayor

ATTEST:

J. H. FITZPATRICK  
City Clerk

I certify that the foregoing is a full, true and correct copy of a Resolution passed by the City Council of the City of San Luis Obispo, California, on APR 7 1975

J. H. FITZPATRICK  
City Clerk

R 2761

END OF DOCUMENT

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