

And we do hereby bind ourselves and our Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said SYLVIA B. MILLER

her Heirs and Assigns, against us and our Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

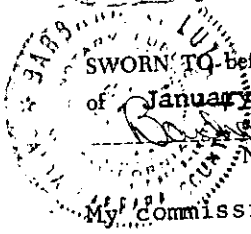
WITNESS our hands and seals, this 7 day of January in the year of our Lord one thousand, nine hundred and seventy-one in the one hundred and ninety-fifth year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of
Kathy L. Bullock
Worothy D. Burnett

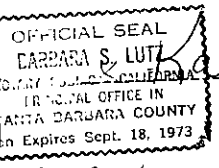
Luther T. Stewart (L.S.)
Mary Frances Stewart (L.S.)
(L.S.)
(L.S.)

CALIFORNIA
State of ~~South Carolina~~
County of Santa Barbara

PERSONALLY appeared before me Kathy L. Bullock and made oath that she saw the within named Luther T. Stewart and Mary Frances Stewart sign, seal and as their act and deed deliver the within written deed, and that she with Worothy D. Burnett witnessed the execution thereof.



SWORN TO before me this 7 day of January A. D. 1971
Barbara J. Lutz (L.S.)
Notary Public for Santa Barbara County, California
My commission expires: 18 Sept 1973

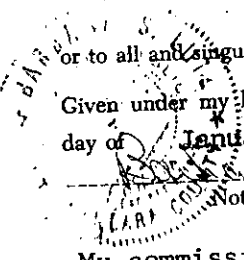


Kathy L. Bullock

CALIFORNIA
State of ~~South Carolina~~
County of Santa Barbara

Renunciation of Dower

I, Barbara J. Lutz, do hereby certify unto all whom it may concern that Mrs. Mary Frances Stewart the wife of the within named Luther T. Stewart did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named SYLVIA B. MILLER, and her Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in



or to all and singular the Premises within mentioned and released.
Given under my hand and seal, this 7 day of January A. D. 1971
Barbara J. Lutz (L.S.)
Notary Public for Santa Barbara County, California
My commission expires: 18 Sept 1973

Mary Frances Stewart
Mary Frances Stewart (L.S.)
OFFICIAL SEAL
BARBARA S. LUTZ
NOTARY PUBLIC - CALIFORNIA
TRUST OFFICE IN
SANTA BARBARA COUNTY
My Commission Expires Sept. 18, 1973

Recorded this 3rd day of February 1971, at 3:56 P. M., No. #18007