

LAND TITLES.

The following is an abstract of the origin of the title to the land on which the City of Oakland is situated:

During the first few years after the settlement of the city, it was the popular belief that the Squatter Title was valid, and most of the property was purchased from those who had originally taken possession. After the amount of litigation that is usually required to establish the legality of a Mexican grant, the Peralta title obtained recognition, and has withstood every attack subsequently made upon it. We append the outlines of an abstract of title to any city lot:

1. Grant from the Mexican Government to Luis Maria Peralta, of the Rancho San Antonio, embracing the lands upon which the City of Oakland is located. Dated October 18, 1822.

2. In 1842, Luis Maria Peralta made a division of the Rancho San Antonio among his four sons, Ignacio, Antonio, Domingo, and Vicente, and put them in possession of their respective portions. Vicente Peralta received that portion on which the City of Oakland is situated.

3. In 1851, Luis Maria Peralta executed an instrument purporting to be a will, wherein he ratified and confirmed the division of the Rancho San Antonio among his four sons, which instrument, the Supreme Court of California says, estops the heirs of Luis Maria Peralta from denying said gift to his sons. [See 17 Cal. Repts., *Adams v. Lansing.*] The invalidity of title derived from the other heirs than the sons of Luis Maria Peralta is also declared by the United States Supreme Court, in a case growing out of the Pretermitted Heir Title, decided in the early part of the year 1872.

4. In 1854, the Board of Land Commissioners confirmed the northern portion of the rancho, embracing the City of Oakland, to Vicente and Domingo Peralta; and the same was afterwards, in 1855, confirmed by the United States District Court, and still later, at the December term in 1856, by the Supreme Court of the United States. (See 17 Howard.)

5. Ignacio, Antonio, and Domingo Peralta, to Vicente Peralta, release and deed all of their interest in and to that portion of the Rancho embracing the City of Oakland. Dated November 28, 1853. Recorded in Liber 8, of Deeds, Recorder's office, Alameda County.

6. Vicente Peralta to John Clar, (1-6); B. De La Barra, (1-12); Jos. K. Irving, ($\frac{1}{4}$); Jacob A. Cost, ($\frac{1}{4}$); John C. Hayes and John Caperton, ($\frac{1}{4}$). Deed dated March 13th, 1852. Recorded in Contra Costa County, in which Oakland was at that date situated.

7. John Clar to J. K. Irving, deed of his interest, February 7th, 1852. Recorded in Contra Costa County.

8. B. De La Barra, (1-12) deed to J. K. Irving, J. M. Goggin and William Claude Jones; William Claude Jones to Eugene Casserly; J. M. Goggin and Eugene Casserly to J. K. Irving, Hayes, Caperton, and heirs of Cost, deceased.

9. J. K. Irving, party of the first; John C. Hayes and John Caperton, parties of the second part; Anna R. Poole, Catherine S. Lyons and her husband, Joseph Lyons; Serena S. Young, and her husband, Alexander H. Young (heirs of Cost, deceased), "by William Poole, their attorney," execute a partition deed, duly proven, certified to, and recorded in Alameda County.

10. Power of attorney from Anna R. Poole *et al.*, heirs of Cost, to Wm. J. Poole, June 14, 1853.

11. Power of attorney to Montgomery Blair, from same parties (except Serena S. Young, who was deceased, and left minor heirs, for whom Alexander H. Young signed as guardian), February 2, 1854.