

**Joshua Forest Estates**  
29 Palms Hwy. at Victorville Rd.  
YUCCA VALLEY, CALIFORNIA

SCANNED

Georgie



Santa Ana College  
Santa Ana, California

## Certificate of Completion

I hereby certify that George H. Balazs

has satisfactorily completed the following course(s):

Police Science 11 Law Enforcement

Grade A

Feb. 17, 1964

Date

Geo W. Herron  
Dean of Admissions and Records



## Now you are a real "SOURDOUGH"!

Just sign your name to this authentic Deed and you automatically become an owner of 1 square inch of land in the Yukon Gold Rush Country.

The arrow on the front of your deed shows where the land you now own is situated on the banks of the icy Yukon River near the famous Gold Rush town of Dawson. This is in the famous Klondike area, scene of the greatest Gold Rush in history.

Your land lies in a rugged wilderness. There are no roads or even trails to your land. The way you get there is by boat down the treacherous Yukon River or by "mushing" across the wilderness. Temperatures on the land you now own go down to 80 degrees below zero in the winter . . . far colder than it ever gets even at the North Pole!



**Keep this authentic Deed  
in a safe place!**

This Deed is your proof that you are a real sourdough . . . that you actually own land in the fabulous Yukon. Note the red number on the front of the Deed. That number refers to your very own special 1 square inch tract of land.

**Your family and friends can  
be sourdoughs, too!**

Your friends can get extra Deeds to 1 square inch of Yukon land by simply sending 1 box-top from Quaker Puffed Wheat, Puffed Rice or Muffets Shredded Wheat for every deed they want. (Or use the Guarantee "Seal" from Quaker Pack-O-Ten.) Send no money . . . just 1 boxtop for each Deed. Mail with name and address to: DEED, BOX Q, CHICAGO 77, ILLINOIS.

# DEED OF LAND

*This indenture* made this 4th day of January, in the year of Our Lord One Thousand Nine Hundred and Fifty-five,

BETWEEN:

**KLONDIKE BIG INCH LAND CO. INC.,**

a body corporate duly registered for the purposes of carrying on business in the Yukon Territory, having its head office for the said Territory in the City of Whitehorse, hereinafter called the "Grantor,"  
OF THE FIRST PART

DAWSON

AND: **GEORGE HARVEY BALAZS**

hereinafter called the "Grantee,"

(fill in your name)

OF THE SECOND PART.

WITNESSETH THAT the Grantor for good and valuable consideration now paid by the Grantee to the Grantor (the receipt whereof is hereby by it acknowledged) doth grant, bargain, sell, alien, enfeoff, release, remise, convey and confirm unto the Grantee, his heirs and assigns forever an estate in fee simple;

WHITEHORSE

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Yukon Territory more particularly known and described as follows: TRACT NUMBERED

**Q. 297618**

comprising by admeasurement one square inch more or less as more particularly described in that certain subdivision plan, prepared and acknowledged by the Grantor under date the 15th day of December, A.D. 1954 and deposited at the registered office of the Grantor in the Yukon Territory, of the whole of Lot Two hundred forty-three (243) in Group Two (2) in Yukon Territory, as said lot is shown on a plan of survey of record in the Legal Surveys and Aeronautical Charts Division of the Department of Mines and Technical Surveys at Ottawa under number 6718, containing by admeasurement Nineteen and eleven hundredths (19.11) acres more or less; together with all and singular the easements, hereditaments and appurtenances to the same belonging or in any way appertaining with reversion and reversions, remainder and remainders, rents, issues and profits thereof and all the estate, right, title, interest, claim, property and demand both at law and in equity of the said Grantor of, in, to or out of the same or any part thereof;

TO HAVE AND TO HOLD the said lands and premises with the appurtenances and every part thereof unto the said Grantee, his heirs and assigns to his and their sole use, benefit and behoof forever; subject nevertheless to the reservations, limitations, provisos and conditions expressed in the original grant thereof from the Crown;

SEE OTHER SIDE



# DEED OF LAND

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CONTINUED

AND the Grantor for itself, its successors and assigns doth hereby covenant, promise and agree to and with the Grantee, his heirs and assigns in manner following that is to say that it shall be lawful for the Grantee, his heirs and assigns from time to time and at all times hereafter peaceably and quietly to enter into the said lands and premises and to have, hold, occupy, possess and enjoy the same without the lawful suit, hinderance, eviction, denial or disturbance of, from or by the Grantor, and also that the Grantor has a good, sure and perfect estate in fee simple in the said land and premises and good right, full power and lawful authority to sell and convey the same in manner and form as they are hereby sold and conveyed and mentioned or intended so to be and the same are free from encumbrances, subject however to the provisions herein contained;

AND this conveyance and everything herein contained shall be wholly subject to a perpetual easement for ingress and egress, to, from, over and upon the tract herein conveyed for the use of the owner or owners of all other tracts of the land and premises herein described and further described and set forth in said subdivision plan hereinabove mentioned and without restricting the generality of the foregoing clause the same shall not in anywise be construed as a derogation from the grant hereby effected to the Grantee herein, and the Grantor hereby grants unto the Grantee a perpetual easement for ingress and egress, to, from, over and upon any or all of the tracts of land as described in the subdivision plan aforesaid as may from time to time remain vested in the Grantor;

AND the Grantor covenants with the Grantee that it has done no act to encumber the said lands;

AND the Grantor releases to the Grantee all its claims upon the said lands;

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The provisions of the Land Titles Act being Ch. 162 of the Revised Statutes of Canada, 1952 and amendments thereto shall not apply to this Deed of Conveyance and in addition but not so as to limit the generality of the foregoing the Grantor shall not be obliged to do any acts or execute any instruments as may be necessary to better secure the title of the Grantee or to provide a transfer to the within described lands and premises registerable under the aforesaid Act nor to deliver or have registered a subdivision plan of the aforementioned Lot 243 or any por-

tion thereof;

Wherever the singular or masculine are used throughout this Indenture the same shall be construed as meaning the plural or the feminine or body corporate or politic where the context or the parties hereto so require;

IN WITNESS WHEREOF the corporate seal of the Grantor has been hereunto affixed in the presence of its proper officers duly authorized in that behalf;

The Corporate seal of **KLONDIKE BIG INCH LAND CO. INC.**

was hereunto affixed in the presence of:



*John E. Baker Jr.*  
PRESIDENT

*Joseph H. Peterson*  
SECRETARY-TREASURER