

SEQUENCE OF LAND OWNERSHIP
OF CHINA CAMP STATE PARK

- 1844 Timoteo Murphy is granted approximately 5 leagues of land (25,000 ac.) around the area that is later to become known as San Rafael. The grant is made by Manuel Micheltoarena, governor general of California for the work that Murphy has done in administering the mission property at San Rafael.
- Jan 1853 Timoteo Murphy died leaving about half of his land to his brother Matthew and half to his nephew John Lucas. Other parcels were bequeathed to the Catholic church for an orphanage and to the children of Capt. Simpson.
See Marin County Recorders Office(MCRO) Book A pg 394 dated Jan 10, 1854 for a discussion of the will.
- July 24, 1855 James Black and James Miller, executors of the Murphy estate(both Timoteo and Matthew), request to the probate court of Marin County to rescind the sale of the Murphy Rancho to Spencer Thompson for \$9425.00 because of lack of payment and because the sum was too little. They also petitioned the court to allow them to auction the ranch to the highest bidder at a public auction on August 20th at the San Rafael Courthouse. The request was granted by probate judge Al Barney on this date.
SOURCE: MCRO Book C pg 60
- Aug 27, 1855 The sale of the Murphy estate was conducted on August 20th as scheduled. The adobe house and lot in San Rafael were auctioned to Isabella Clarke for \$1810 and the Rancho went to Samuel Todd of Placer Co. for 10,577.
SOURCE: MCRO Book C pg 61

- Mar 6, 1857 Thomas Rawlings of Alameda Co. purchased from Green H. Harrison, John C. Jack, and Matilda Jack, the properties of Timoteo Murphy known as the "Rancho San Pedro Las Gallinas and Santa Margaritta" for \$8,000. This may not be all of the rancho.
SOURCE: MCRO Book D pg 42
- Apr 11, 1857 Thomas Rawlings paid \$10,000 to the same parties for more of the lands of Murphy - this parcel was more toward town I think.
SOURCE: MCRO
- Nov 4, 1857 J. T. Armstrong of Bedford County, Tennessee purchased from Thomas Rawlings for \$10,000 those lands of Timothy Murphy as described by the Mexican land grant known as the "Rancho Las Gallinas San Margarita and San Pedro" and as further specified by boundry with stated property owners. Estimated size about 2,000 ac.
SOURCE: MCRO Book C pg 157
- Jan 25, 1858 Orrin Simmons bought the Rancho Santa Margarita from J. T. Armstrong of Tennessee for \$15,000.
SOURCE: MCRO Book D pg 69
- Jan 1, 1859 Joseph J. Bullis purchased from Orrin Simmons half of the holdings of the Rancho Santa Margarita lands of Timothy Murphy for \$5,000.
SOURCE: MCRO Book D pg 118
- Oct 8, 1860 Joseph J. Bullis purchased the other half of the Rancho Santa Margarita from Orrin Simmons for \$4,500.
SOURCE: MCRO Book D pg 241

- Apr 4, 1862 James D. Bullis bought land for \$2000 from Joseph J. Bullis that parcel that is known as Pt. San Pedro. Such land is bordered by the lands of Rubin Aldrich, Cpt. Simptson, and Asa P. Towne.
SOURCE: MCRO Book D pg 376
- July 15, 1868 Richard Bullis bought land from James D. Bullis for \$4000. The location is not exact.
SOURCE: MCRO Book H pg 89
- Apr 30, 1869 George W. McNear and John A. McNear paid \$35,000 to Joseph J. Bullis for 745 acres of hard dry land and 287 acres of marsh and tide land which I suspect is most of China Camp State Park.
SOURCE: MCRO Book G pg 354
- Sep 2, 1869 George W. McNear bought that land known as Pt. San Pedro from Joseph J. Bullis for \$35,000. This land was bounded by the land owned by Richard Bullis.
SOURCE: MCRO Book G pg 558
- Sep 29, 1871 George W. McNear purchased from the Tide Lands Commission of California (constituted March 30, 1868) 385 acres of the submerged lands around Pt. San Pedro including an area around "Rat Island" for \$3858.
SOURCE: Book K pg 49
- Jan 1, 1878 John McNear purchased half interest in all of the Pt. San Pedro lands that George McNear bought from Joseph J. Bullis in 1869. Total sum paid for the 1/2 interest - one dollar gold coin.
SOURCE: MCRO Book R pg 346
- Sep 25, 1882 George W. McNear gave to his wife Amanda M. McNear for her love and affection, all of his interest in the Pt. San Pedro Land purchased from the Bullis's on Sept. 2, 1869.
SOURCE: MCRO Book Z pg 414

May 17, 1889

George W. McNear sold to John A. McNear for \$10 his other half interest in the Pt. San Pedro lands that he bought from J. J. Bullis in 1869. George's wife Amanda also deeded her land to John. He is now sole owner of this approximately 1700 acres of land for which he paid George a total of \$11. Included in this sale was all of the tidelands that George bought from the state in 1871.
SOURCE: Book 9 pg 580

Jun 1, 1898

John A. McNear sold to "The McNear Company" all of the lands that he bought from George on the San Pedro peninsula. These lands were bounded by San Pablo Bay, San Francisco Bay, the lands of A. P. Towne, Richard Bullis, J. Ford. Also included were the tideland lots George bought in 1871:

Lots # (13,14,20,19,15,18,17) in Sec. 24
(21,22,23,24,27,28,29,30) in Sec. 19
(1,2,3,4,15,16,17) in Sec. 30
(2,3,24,26) in Sec. 29
(7,8) in Sec. 32
(1,5,6,7,11,12,13,14,15,16) in Sec. 31

These lots are listed on

Map No. 3 Salt Marsh and Tide Lands

In

County of Marin

Surveyed under G. F. Allart 1871

SOURCE: MCRO Book 51 pg 244

Oct 2, 1894

John McNear granted the County of Marin a right-of-way for a road around Pt. San Pedro (now North San Pedro Road) from the McNear wharf at Pt. San Pedro the property line by Gallinas Creek. The right-of-way is 50ft in width.
SOURCE: MCRO

- JUN 10, 1904 The McNear Company bought the N. Westerly land by the mouth of Gallinas Creek, what is known as the "Joseph Ford Ranch" from Manuel T. Freitas for \$10.
SOURCE: MCRO Book 87 pg 245
- Aug 10, 1955 The Stegge Development Corporation bought all the park lands from the McNear Company. McNears established a set of deed restrictions on the property which forbade any sort of commercial development. Only residential development was to occur (no stores, markets, gas stations, etc.).
SOURCE: MCRO Book 962 pgs 449 - 470
- Aug 3, 1956 Latipac Coropration bought all of the park lands from the Stegge Development Corporation.
SOURCE: Book 1051 pg 72
- Apr 4, 1967 The N.Y. Cal Industrial Corporation took a reconveyance of the park lands from Latipac. This simply reflected a name change for Latipac.
SOURCE: MCRO Book 2119 pg 81
- Feb 27, 1976 The California State Park Foundation bought all the land that was to become China Camp State Park from N.Y. Cal Industrial Corp. for \$2,310,000.00.
- Nov 11, 1976 An agreement was signed between the California State Parks Foundation and the Real Estate Services Division of the Dept. of General Services of the State of California to purchase land to be known as China Camp State Park. The land was purchased on behalf of the California Department of Parks and recreation.
SOURCE: MCRO Book 3132 pg 332

Nov 29, 1976

The State Public Works Board approved the agreement reached on Nov. 11th between the CSPF and the Dept. of General Services regarding the property known as China Camp. It ratified that the purchase price of \$2,310,000.00 was fair and reasonable and that condemnation was unnecessary.

SOURCE: MCRO Book 3132 pg 337

Dec 27, 1976

A Corporation Grant Deed for China Camp from the California State Parks Foundation to the State of California, Department of General Services was recorded.

SOURCE: MCRO Book 3132 pg 332

MCRO = Marin County Recorders Office

Both Book of Deeds and Book of Records

Compiled by:

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