

TITLE: Yuma Title and Trust Company Collection

DATE RANGE: 1870s-1980s

CALL NUMBER: Y-MS17

PHYSICAL DESCRIPTION: 7.5 linear feet (15 boxes)

PROVENANCE: Unknown

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PROCESSED BY: Linda Whitaker, October 2013

HISTORICAL NOTE: Yuma Title Abstract and Trust Company was founded in 1909 by Clement Colman, a lawyer. His son was Henry F. “Harry” Colman, a long time civic leader and former Yuma City Attorney. The company later became Yuma Title and Trust, which merged with Arizona Title and Trust. Later, Arizona Title and Trust was purchased by First American Financial Corporation headquartered in Santa Ana, California.

SCOPE AND CONTENT NOTE: This collection documents individual property titles, deeds, maps, surveys of the City of Yuma and surrounding town sites, tax assessment districts, and subdivisions. Many mortgages are original - some fragile - dating back to the 1880s. A number of title searches include law suits and tax receipts. Some trace property ownership from the first sales of platted Territorial land through the 1970s. Many early Yuma founders such as Sanguinetti, Modesti, Gandolfo, Levy, and Polhamus figure prominently here. Of interest is the evolution of city annexation, subdivisions, restrictions and the paving and sewer districts. Early ownership and homesteading of farmland and some early mining claims are also documented. Land speculation can be seen in newly surveyed town sites such as Parker and Somerton.

This collection is arranged in five series reflecting original order and how the materials were searched or used by the company. **Series I: General; Series II: City Blocks of Yuma** (maps and surveys with some deeds); **Series III: Paving and Sewer Districts** (tax assessments); **Series IV: Subdivisions; Series V: Restrictions** (building, land use and other guidelines specific to certain subdivisions).

CONTAINER LIST:

Box	Folder	Title	Dates
1	1	General: Accretion Lands (Title Order #22212-meander lines of the Colorado River)	1874-1957
	2	General: Farmland in Yuma County 1 of 4	1897-1904
	3	General: Farmland in Yuma County 2 of 4	1905
	4	General: Farmland in Yuma County 3 of 4	1905
	5	General: Farmland in Yuma County 4 of 4	1910-1927
	6	General: General Index and Subdivision Index	n.d.
	7	General: Ownership by Tract to the Yuma Arizona Cemetery	1934
	8	General: Patented Mines	n.d.
	9	General: Resolutions #1-#5, #7-#9	1961-1962
	10	General: Various (affidavit, surveys, maps)	1916,1966, n.d.
2	1	City Blocks of Yuma: #1-#10 (maps, surveys, deeds)	1874-1930
	2	City Blocks of Yuma: #11-#20 (maps, surveys, deeds)	1874-1946
	3	City Blocks of Yuma: #21-#30 (maps, surveys, deeds)	1876-1941
	4	City Blocks of Yuma: #31-#40 (maps, surveys)	n.d.
	5	City Blocks of Yuma: #41-#50 (maps, surveys, deeds)	1876-1947
	6	City Blocks of Yuma: #51-#60 (maps, surveys)	n.d.
	7	City Blocks of Yuma: #61-#70 (maps, surveys, deeds)	1878-1921
3	1	City Blocks of Yuma: #71-#80 (maps, surveys, deeds)	1875-1926
	2	City Blocks of Yuma: #81-#90 (maps, surveys)	1905-1930
	3	City Blocks of Yuma: #91-#100 (maps, surveys, deeds)	1872-1944
	4	City Blocks of Yuma: #101-#110 (maps, surveys, deeds)	1876-1925
	5	City Blocks of Yuma: #111-#120 (maps, surveys, deeds)	1871-1938
	6	City Blocks of Yuma: #121-#130 (maps, surveys)	1928
	7	City Blocks of Yuma: #131-#140 (maps, surveys, deeds)	1876-1945
4	1	City Blocks of Yuma: #141-#150 (maps, surveys, deeds)	1876-1945
	2	City Blocks of Yuma: #151-#160 (maps, surveys, deeds)	1872-1939
	3	City Blocks of Yuma: #161-#170 (maps,	n.d.

		surveys)	
	4	City Blocks of Yuma: #171-#175 (maps, surveys)	1876-1939
	5	Paving Districts: Abandoned Roads	1940-1941
	6	Paving Districts: Established Roads	1940-1941
	7	Paving Districts: #1 – Reassessment Off Street Parking	1969
	8	Paving Districts: #30, #33-#36 (assessments)	1952-1953
	9	Paving Districts: #37-#41 (assessments)	1953-1962
	10	Paving Districts: #42-#44 (assessments)	1962-1965
5	1	Paving Districts: #45-#45A (assessments)	1962-1963
	2	Paving Districts: #46 (assessments)	1963
	3	Paving Districts: #47 (assessments)	1963
	4	Paving Districts: #48-#49 (assessments)	1962-1967
	5	Paving Districts: #50 (assessments)	1965
	6	Paving Districts: #51 (assessments)	1965
	7	Paving Districts: #53-#55 (assessments)	1966-1974
6	1	Paving Districts: #56 (assessments)	1969
	2	Paving Districts: #57-#60 (assessments)	1969-1972
	3	Paving Districts: #61-#62, #72 (assessments)	1972-1974
	4	Paving Districts: #74-#78 (assessments)	1974-1978
	5	Paving Districts: Desert Grove, 4 th Avenue Extension, Kofa, Lynch, San Luis, Southpark, Valle Verde	1966-1979
	6	Sewer Districts: #12-#15 (assessments)	1956-1957
	7	Sewer Districts: #16-#17 (assessments)	1956-1957
7	1	Sewer Districts: #18-#19 (assessments)	1957-1958
	2	Sewer Districts: #20-#23 (assessments)	1958-1961
	3	Sewer Districts: #24 (assessments)	1962
	4	Sewer Districts: #25-#27 (assessments)	1963-1968
	5	Subdivisions: A – Addition to Somerton Townsite, A.O.U.W No. 7 Cemetery Plot, Association Subdivision	1908-1928
	6	Subdivisions: B – Baird, Bouse	1902-1940
	7	Subdivisions: C – Caudle, JC Addition, Company Additions to Somerton	1900-1940
	8	Subdivisions: C-D – Cresswell-Security Pecan Groves, Devane Unit (see also Plosser), Duty	1876-1940
	9	Subdivisions: E – Echo Mountain Tract, Eden Acres, Edison, Elliott	1893-1948
8	1	Subdivisions: F – Fair Acres Hess Subdivision 1 of 2	1901-1933
	2	Subdivisions: F – Fair Acres Hess Subdivision 2 of 2	1901-1933
	3	Subdivisions: F – Farmer Addition	1902-1905

	4	Subdivisions: G - Gadsden	1903-1939
	5	Subdivisions: G- Gandolfo, Ghiotto	1870-1927
	6	Subdivisions: H – Hansberger, Holmes, Hume	1892-1943
	7	Subdivisions: I – Ingraham First Addition to Somerton, Ingraham Second Addition to Somerton, Ivalon	1905-1927
	8	Subdivisions: J – Johnson, Johnson Subdivision of Marable Subdivision	1919-1924
	9	Subdivisions: L – La Mesa Hermosa	1893-1936
9	1	Subdivisions: L – La Mesa Vista, La Vista Townsite, Larson, Le Sage, Le Sage Townsite, Lost Altos, Lorona, Lynch’s Addition	1902-1946
	2	Subdivisions: L – Las Vegas Subdivision (Block 56) 1 of 2	1876-1932
	3	Subdivisions: L – Las Vegas Subdivision (Block 88) 2 of 2	1870-1926
	4	Subdivisions: M – Marable , Marable-Vaughn 1 of 2	1902-1937
10	1	Subdivisions: M – Marable, Marable-Vaughn 2 of 2	1902-1937
	2	Subdivisions: M – Marr’s, McPhaul’s, McVay Addition, Molina Addition, Molloy Addition, Moss Addition	1890-1923
	3	Subdivisions: N – New Tacna Townsite	1952-1959
	4	Subdivisions: P – Palm Drive, Parker Townsite	1892-1931
	5	Subdivisions: P – Parker Townsite (Blocks 116, 175, 176, 178, 179, 194, 196, 205, 237, 254, 255)	1910-1947
	6	Subdivisions: P – Pecan Grove Gardens	1901-1946
	7	Subdivisions: P – Pecanvale	1897-1933
11	1	Subdivisions: P – Pecanvale, Plosser (see also Devane)	1915-1934
	2	Subdivisions: Q-R – Quartzsite Townsite, Roll Townsite, Ruby, Ruby’s Yemesa	1904-1945
	3	Subdivisions: S – Salome Townsite, Seaboard Bond and Mortgage, Smith Subdivision of Marable Division, Somerton Townsite	1909-1943
	4	Subdivisions: S – Speese Addition to Yuma, Speese Subdivision 1 of 2	1892-1920
	5	Subdivisions: S – Speese Addition to Yuma (maps), Speese Subdivision (highway) 2 of 2	1892-1920
	6	Subdivisions: S – Stahls	1904-1932
	7	Subdivisions: S – Sugden Pecan Groves, Sundown Townsite, Syverson Addition	1897-1957
12	1	Subdivisions: T-V – Tacna Townsite, Thomas Addition to Yuma, Thomas Subdivision, Timmons Addition, Townsend Tract, Vans	1902-1937

		Addition to Salome	
	2	Subdivisions: W – Wenden, White Addition, Williams, Williams First Addition to Somerton, Williams Second Addition to Somerton, Worley Addition	1903-1947
	3	Subdivisions: W – Wellton Annex, Wellton Mesa Land Company, Wellton Mesa Planters Inc., Wellton Mesa Unit A	1913-1927
	4	Subdivisions: W – Wellton Townsite on Homestead of Robert Gael, Welter's	1900-1928
	5	Subdivisions: Y – Yuma Club and Subdivision, Yuma Heights (portion annexed to City of Yuma)	1893-1937
	6	Subdivisions: Y – Yuma Heights 1 of 3	1897-1930
	7	Subdivisions: Y – Yuma Heights 2 of 3	1893-1932
	8	Subdivisions: Y – Yuma Heights 3 of 3	1903-1935
	9	Subdivisions: Y – Yuma Land Settlement Tract, Yuma Mesa Vineyards	1905-1934
13	1	Restrictions: A – Antelope Heights, Araby Eight Commercial Estates, Arcadia Meadows, Arthur Tongeland, Arroyo Heights	1948-1967
	2	Restrictions: B – Bel-Aire Estates, Bel Aire Heights, Black Mountain, Bluewater Lagoon, Bradley Estates, Brandy Hills, Brentwood	1952-1977
	3	Restrictions: B – Brookhurst, Buckskin, Buntin	1972-1974
	4	Restrictions: C – Caballo Farms, Carnes, Casa del Rio, Casas de Encanto, Casas del Rio	1947-1980
	5	Restrictions: C – Casa Manaña, Castle Lakes, Chaparral Estates, Cienega Springs, Citrus Park	1965-1973
	6	Restrictions: C – City of Yuma, College Acres, Collins Country Manor, Country Club Manor, Cowell, Crystal Sands	1938-1976
	7	Restrictions: D – Dateland Village, Debra Jean Estates, Del Sur Estates, Desert Air Mobile Estates, Desert Foothills Estates, Desert Grove Mobile Estates, Desert Valencia Ranch, Desert View	1955-1979
	8	Restrictions: D-E – Donovan Estates, Edenwood West, Eighth Street West, El Camino De Sol, El Descanso, El Pueblcito, Engler Estates, Escondido Beach	1954-1977
	9	Restrictions: F – Fairway, Farmer, Foothills, Foothills Country Club, Foothills Mobile Estates, Foothills Mountain Estates, Foothills North	1955-1977
14	1	Restrictions: Fortuna Heights, Fortuna Hills, Fortuna Palms, Four Palms	1967-1972
	2	Restrictions: G-H – Gadsden Estates, Granada	1951-1977

		Estates, Green Acres, Greentree, Greenwood, Hacienda Estates, Hansberger, Harvey's Fishing Hole, Hazelwood Estates	
	3	Restrictions: H – Hetteema Estates, Hetteema Place, Hillcrest Bay Mobile Manor, Hillside Manor, Holliday Park, Holmes, Hope City, Huss	1946-1975
	4	Restrictions: I-K – Independent Square, International Plaza, Jones, Kachina Estates, Keller Retirement Community, Kofa Acres, Kofa Hills Estates	1961-1977
	5	Restrictions: L – La Brisa, La Elancia, La Jolla Del Valle, La Mesa Hermosa, La Mesa Linda. La Mesa Mobile Park, La Mesa Park	1921-1980
	6	Restrictions: L – La Mesa Terrace, La Paloma, La Verne Terrace, Laguna North, Laguna West, Lake Moovalya, Lakeside, Laurel Valley, Lee-Pate	1950-1978
	7	Restrictions: L-M – Lightle Acres, Ligurta Foothills, Loma Vista Estates, Los Altos, Los Arcos, Los Nidos, Los Portales Del Alamo, Lothman Groves, Lowell Manor, Lucinda Homes, Magnolia Village Mobile Homes	1947-1979
	8	Restrictions: M – Marina Annex, Marina Manor, Marina View Estates, Marina Village, Marta Place, Matilda White, Melody Park, Mesa Del Sol	1950-1980
	9	Restrictions: M – Mesa Heights, Mesa Verde Mobile Home Estates, Monty Townsite, Moonridge Marina, Moonridge Estates, New Tacna Townsite, Nuestra Casa	1947-1977
	10	Restrictions: O-P - Old World Village, Ora Acres, Orange Grove, Orange Grove Mobile Manor, Pacific Village Estates, Padre Ranchitos, Palm Croft Estates, Palm Desert Mobile Estates	1948-1979
15	1	Restrictions: P – Palo Verde Estates, Paris Court East, Parkway, Pecan Farms, Pecan Grove Addition, Pecan Park, Pfeiffer Estates, Phillips	1948-1979
	2	Restrictions: P-R – Pine Tree Estates, Polynesian Shores, Pritchard's Rancheros, Rancheros Bonitos, Ranchero Desierto Grande Ranchero Estates, Rancho Viejo, Rancho Verde, Ranchos El Torreo	1950-1980
	3	Restrictions: R – Raymond, Rio Colorado Estates, Rio Verde, River View Estates, Rio Lindo Shores, Rio Vista, River Front Estates, Riverside Gardens, Rossi	1948-1980

4	Restrictions: S – Saguaro Estates, San Carlos, San Cristobal, San Luis Townsite, Sanguinetti Manor, San Marcos Villas, Santa Maria, Second Ingraham Addition to Somerton	1949-1980
5	Restrictions: S – Siesta Acres, Somerton Gardens, Somerton Townsite, Somerton Heights, Southpark Industrial District, Spanish Gardens, Starview Mobile Estates, Star Vista Estates	1953-1979
6	Restrictions: S-T – Stewart, Sunbrust Estates, Sunglow Ranchettes, Sun Leisure Estates, Sun Valley Estates, Sunset Estates, Taylor Place, Thomas Addition, Thomas A. White	1947-1979
7	Restrictions: V – Valle Sereno, Valle Verde Estates, Valley Citrus Estates, Valley Park Homes, Valley Subdivision, Verde Valley Acres, Verde Villa, Villa Cordova	1952-1980
8	Restrictions: V – Villa de Cortez, Villa Hermosa, Villa Palo Verde, Villa Viejo Townhouses, Vista Del Valle	1955-1978
9	Restrictions: V – Vista Del Valle	1974-1980
10	Restrictions: V-W – Vista Montana, West Crane, West Ridge Estates, West Wellton, White’s Addition, Williams Second Addition	1938-1979
11	Restrictions: Y - Yuma Country Club Estates, Yuma East, Zocalo Gardens	1956-1980