

Ed Fletcher Company  
1020 NINTH AVENUE  
SAN DIEGO, CALIFORNIA

January 26, 1932.

Mutual Savings and Loan Company,  
First & Pacific Streets,  
Long Beach, California

Attention Mr. C. D. Williams

Gentlemen:

We are advised that Mr. James H. Piercey has deposited with you \$1800.00 in cash and \$1200.00 in French Bonds to pay for a tract of land he is buying from me in Lot 5, of El Modena Citrus Lands.

Enclosed herewith find Grant Deed from Ed Fletcher and Mary C. B. Fletcher, husband and wife, to James H. Piercey, which you are authorized to deliver to said Piercey when the following conditions have been complied with:

We are enclosing Policy of Title Insurance from the Abstract and Title Insurance Company of Santa Ana, California, and you are hereby authorized to order from said Title Company a continuation of this policy in the sum of \$3,000, showing said property free and clear of encumbrances, excepting easements and rights of way of record and excepting the second installment of taxes.

The policy I am enclosing shows a first trust deed to J. N. Welker to secure a note for \$750.00. I am instructing the First National Bank of Orange to deliver to you the note for \$750.00 dated November 8, 1927 executed by Walter O. Spurlock, payable to J. N. Welker and trust deed securing said note; assignment of said trust deed executed by J. N. Welker and certificate for 3 shares of El Modena Mutual Irrigation Company water stock, together with the policy of title insurance which they hold covering this property, with their demand to pay them the sum of \$150.00 (balance due on \$750.00 note,) plus interest at 7 percent per annum from April 1st, 1931 to date of payment to them. When this has been paid The First National Bank of Santa Ana, Trustee, will issue a Reconveyance, which will clear the records.

When the records are cleared as above instructed you are authorized to deliver the deed to Mr. Piercey and pay to me the sum of \$1800.00 and \$1200.00 in French Bonds.

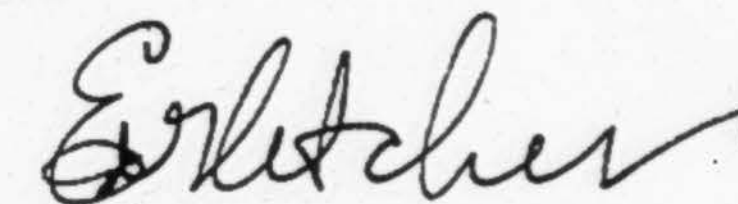
-2-

You are hereby authorized to pay from the \$1800.00 now held by you in payment for this property the following sums:

The cost of the Policy of Title Insurance  
The \$150.00 principal, plus 7% interest from April 1st, 1931, the demand of the First National Bank of Orange  
One-half of the escrow fees, if any.  
\$150.00 to W. T. Chapman as full commission for this sale, getting his receipt for same.  
In addition there will be small fee for Reconveyance and recording same.

If this transaction is not closed within thirty days from date hereof I reserve the right to with-draw all papers. Kindly acknowledge receipt of same.

Yours truly,



KLM

February 1st, 1932.

Mutual Savings & Loan Company,  
First & Pacific Streets,  
Long Beach, California.

Attention Mr. C. D. Williams:

My dear Mr. Williams:

Confirming our telephone conversation, enclosed find copy of letter from the First National Bank of Orange that is explanatory.

"e owe Mr. Welker \$150, and he is sending the trust deed in and the water stock.

I understand that you have the French bonds deposited with you but not the money and are waiting to get the money. Is this correct?

I would appreciate it if you would order the policy of title insurance as soon as you are sure the deal is going thru and get the deal closed at the earliest possible date.

I have not received any acknowledgment from you of my papers which were sent you on January 26th.

Yours very truly,

EF:KLM

cc- W.T.C

February 11, 1932.

Mr. C. D. Williams,  
Mutual Savings & Loan Company,  
First & Pacific Streets,  
Long Beach, California.

My dear Mr. Williams:

Enclosed find letter I have received from Mr. Chapman, agent for Mr. Piercy, that is explanatory.

I hope you can arrange to finance Mr. Piercy as indicated by Mr. Chapman.

Please send me a receipt by return mail for the papers we put in escrow with you. I have never received any letter from you at any time. Send me a copy of the letter you wrote acknowledging receipt of the papers, which has never reached me.

Yours very truly,

EF:KLM

RESOURCES  
TWENTY-TWO  
MILLION DOLLARS

ESTABLISHED 1904  
*The Mutual Building  
and Loan Ass'n.*  
FIRST &  
PACIFIC  
LONG BEACH, CALIFORNIA

Feb. 15, 1932

Ed Fletcher Co.  
1020 - 9th Ave.  
San Diego, Calif.

Gentlemen:

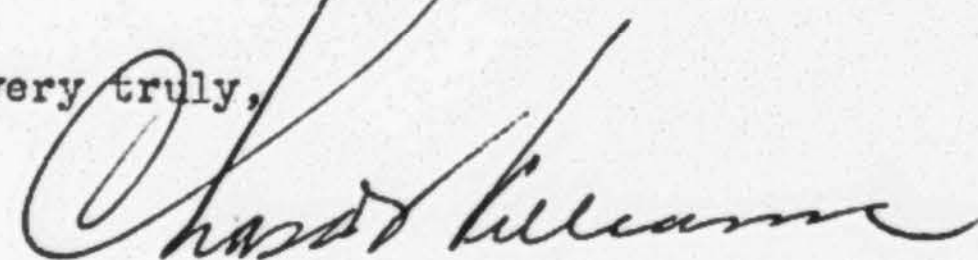
We beg to acknowledge receipt of all papers forwarded to us in connection with the Piercy transaction, and the same are being held here, pending the ability of Mr. Piercy to place with us sufficient money to close the transaction.

We will not proceed further with the transaction until all monies are in our possession.

As indicated to you over the telephone, Mr. Piercy has certain money with this, and I presume other, Building and Loan Associations, which at the present time is not available. He is attempting, through some other procedure, to raise sufficient funds to make good his escrow. Mr. Piercy is doing everything possible, and his present plan is to encumber his home place, and attempt to secure a real estate mortgage on that which would be sufficiently large to take care of this matter.

We feel that Mr. Piercy is doing everything possible to straighten this matter out, and in case of his inability to fulfil his part of the contract, I do not believe that any of the fault will be Mr. Piercy's. The writer will keep you informed from time to time any changes in the situation.

Yours very truly,



CDW C

VICE PRESIDENT

ESTABLISHED 1904  
*The Mutual Building  
and Loan Ass'n.*  
FIRST &  
PACIFIC  
LONG BEACH, CALIFORNIA

March 1, 1932

Ed Fletcher Company  
1020 Ninth Ave.  
San Diego, Calif.

At: Mr. Fletcher

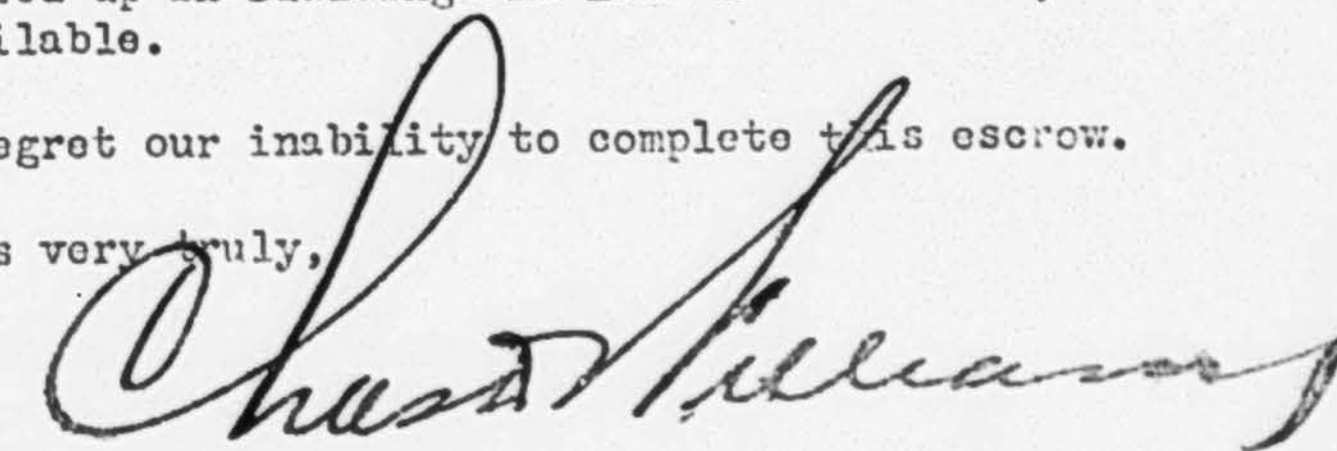
Gentlemen:

We return herewith all papers in connection with the Piercy transaction, forwarded to us under date of February 1st.

Mr. Piercy is unable to complete the transaction, his money having been tied up in Building and Loan Associations, and is not at this time available.

We regret our inability to complete this escrow.

Yours very truly,



Incs.  
CDW C  
REGISTER

VICE PRESIDENT

March Ninth  
1 9 5 2

Mr. Chas. D. Williams, V. Pres.,  
Mutual Building and Loan Association  
First and Pacific Streets  
Long Beach, California

Dear Mr. Williams:

I am seriously considering Mr. Piercy's offer  
of \$600 cash and \$1000, 6% certificates in the Mutual Building  
and Loan Association.

Would you kindly send me a financial statement  
of your Association, also let me know what the French bonds  
are worth, their date of maturity, interest, etc.

I lost my previous record of them and would like  
to check up again on the value of the French bonds.

Yours very truly,

EF:ASK

*Monday am.*

*Enclosed*

March 30, 1932

Mutual Building & Loan Association,  
Long Beach, California.

Attention Mr. C. D. Williams

My dear Mr. Williams:

Enclosed herewith find Grant Deed Ed Fletcher and  
Mary C. B. Fletcher to James H. Piercy, which you may deliver to  
him upon the payment to me of \$1800.00 worth of Mutual Building  
& Loan Association 6 percent certificates with accrued interest  
thereon, also eight (8) 4 percent French government bonds, par  
value each \$192.00, with coupons attached due from date of Jan. 15,  
1932, the bonds being due and payable in 1935, all property assigned  
or endorsed over to me or whatever is necessary to give me legal  
ownership of record.

You are hereby authorized to secure from the Abstract  
& Title Insurance Company of Santa Ana, a continuation of the enclosed  
Policies of Title Insurance, in the sum of \$3,000.00, showing the  
property described in the enclosed deed free and clear of encumbrances  
in the name of Ed Fletcher, excepting easements and rights of way  
heretofore granted of record, and excepting the second half of the  
state and county taxes which are due in April and which Mr. Piercy  
is to pay.

I am also enclosing herewith Certificate No. 257 for  
3 shares of El Modena Mutual Irrigation Company stock. Will you please  
have two shares issued to Mr. Piercy and one share to W. T. Chapman  
delivering the two shares to Mr. Piercy with the deed and policy of  
title insurance, and deliver the other share to Mr. Chapman, getting  
a receipt from him in full for all commission due on this sale.

You are also to get from Mr. Piercy a letter agreeing to  
pay the small expense that is being incurred at this time in connection  
with irrigating, plowing and fertilizing, all in accordance with our  
agreement of March 25d.

It is understood each party is to pay his own escrow fees,  
if any.

585

ESTABLISHED 1904

# The Mutual Building and Loan Assn.

FIRST & PACIFIC

LONG BEACH, CALIFORNIA

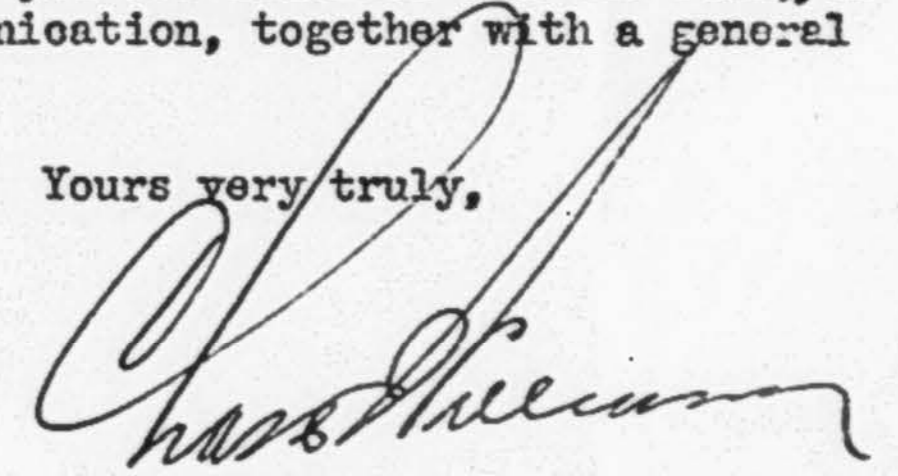
April 5, 1932

--Ed. Fletcher Company,  
1020 Ninth Avenue,  
San Diego, California.

My dear Mr. Fletcher:

The writer has all of the papers now in his possession in connection with the transfer of the property to Mr. Piercy and will proceed to close this transaction as rapidly as possible and forward to you certificates and the bonds, as indicated in your communication, together with a general statement.

Yours very truly,



CDW:C

C. D. Williams  
Vice President

020

If this transaction is not closed on or before August 1st, April 15th, I reserve the right to withdraw all papers.

Kindly acknowledge receipt of same at once. With all best and every expense that is being incurred at this time in connection with this transaction, yours very truly,

As regards the \$1800.00 worth of Building & Loan Certificates, at what rate per month will these be taken up? Has Mr. Piercy served official notice on your concern in relation thereto and how fast can I be paid my money. Please let me hear from you by return mail.

Regarding the \$1800.00 worth of Building & Loan Certificates, at what rate per month will these be taken up? Has Mr. Piercy served official notice on your concern in relation thereto and how fast can I be paid my money. Please let me hear from you by return mail.

Regarding the \$1800.00 worth of Building & Loan Certificates, at what rate per month will these be taken up? Has Mr. Piercy served official notice on your concern in relation thereto and how fast can I be paid my money. Please let me hear from you by return mail.

Very truly yours,  
C. H. Tucker  
President

APR 20 1932

April Sixth  
1 9 3 2

Mutual Building & Loan Assn.  
First & Pacific  
Long Beach, Calif.

Attention Mr. C. D. Williams, V. Pres.

Dear Mr. Williams:

Answering yours of the fifth I thank you for your  
promptness in the matter.

Hoping for an early reply.

Yours very truly,

EF:ASK

CHAS. H. TUCKER, PRESIDENT

M. N. SKINNER, SECRETARY

ESTABLISHED 1904

*The Mutual Building  
and Loan Assn.*

FIRST &  
PACIFIC

LONG BEACH, CALIFORNIA

April 8, 1932

Ed Fletcher Co.,  
1020 Ninth Avenue,  
San Diego, Calif.

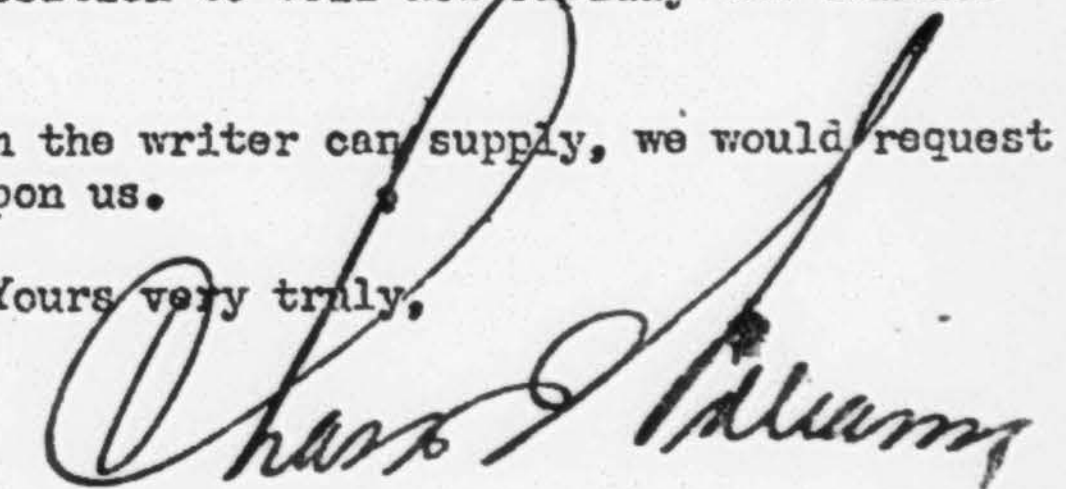
Dear Sir:

Enclosed herewith you will find original Deed executed by  
yourself and Mrs. Fletcher to James H. Piercey a married man.  
Mr. Piercey is desirous of vesting this Title as joint tenants  
and we, therefore, have prepared the new Deed, and would request  
that if you find the same in order that it be executed and returned  
to us.

Relative to when the Association will start taking up matured  
certificates, the writer will not be in a position to give this  
information until after the first of July, the regular semi-annual  
dividend will be paid upon all certificates at that time and we  
will be in a little better position to tell how rapidly the demands  
will be taken up then.

Any further information which the writer can supply, we would request  
that you feel free to call upon us.

Yours very truly,



CDW:C

C. D. Williams  
Vice President

100

April 9, 1932.

The Mutual Building and Loan Ass'n,  
First & Pacific Streets,  
Long Beach, California.

Attention Mr. C. D. Williams, Vice president

My dear Mr. Williams:

Answering your letter of April 8th, enclosed herewith find deed which you prepared conveying the property to Mr. Piercey and wife as joint tenants.

I will be glad to receive the information about taking up matured certificates as soon as the information is available.

Yours very truly,

KLM

CHAS. H. TUCKER, PRESIDENT

M. N. SKINNER, SECRETARY

ESTABLISHED 1904

*The Mutual Building  
and Loan Ass'n.*

FIRST &  
PACIFIC

LONG BEACH, CALIFORNIA

July 6, 1932

Ed Fletcher Company  
1020 Ninth Avenue  
San Diego, California

Dear Mr. Fletcher:

We are herewith enclosing our Full Paid Investment Certificate No. 2961 for \$1800.00, together with Republic of France bonds No.'s 0,706,253, 0,706,252, 0,706,251, 0,706,250, 0,706,249, 0,706,248, 0,706,247, and 0,706,246, which represents the interest on \$1800.00 at 6% for six months, less the cost of Gurantee of Title.

The interest in full would be \$54.00; the bill from the Abstract and Title Insurance Company enclosed indicates a balance as of the enclosed check. There are no charges for services in connection with the handling of this Escrow either on Mr. Piercey's part or that of yourselves.

We regret that this matter delayed for such a long time, but it appears that Mr. Piercey had various ideas about the Water Stock assessments and the paying of certain other funds into the Escrow which necessitated considerable delay.

We trust that the enclosed will meet with your approval, and enclose blank receipts for the bonds, also Investment Certificate which we wish you would kindly sign and return to this office.

Yours very truly,

*Chas. D. Williams*

Chas. D. Williams  
Vice-President

JB  
Encl. #12

July 7, 1932

Mr. C. D. Williams, Vice president,  
Mutual Building & Loan Association,  
First & Pacific Streets,  
Long Beach, California.

My dear Mr. Williams:

We received this morning papers in the Piercey  
escrow but some mistake has been made in the French bonds you  
sent us, Enclosed find copy of letter from Mr. Piercey stating  
the bonds he was giving me in part payment on the lot  
are ten thousand franc bonds, due Jan. 15, 1935, while the  
bonds sent are only one thousand franc bonds, due January 1st,  
1943.

I am holding everything in abeyance until I hear  
from Mr. Piercey to whom I have written calling his attention to  
this error.

Yours very truly,

MF:KLM

CHAS. H. TUCKER, PRESIDENT

M. N. SKINNER, SECRETARY

ESTABLISHED 1904

*The Mutual Building  
and Loan Ass'n.*

FIRST &  
PACIFIC

LONG BEACH, CALIFORNIA

July 13, 1932

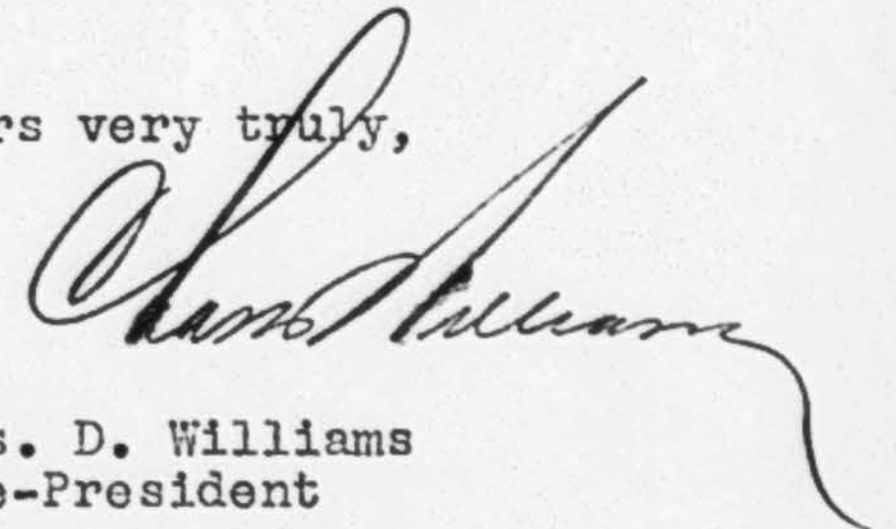
Mr. Ed Fletcher  
1020 Ninth Avenue  
San Diego, Calif.

My dear Mr. Fletcher:

We have this day put in a call to Mr. Piercey asking  
him to immediately call at this office to also explain  
the discrepancy of the bonds as delivered to us for  
use of the Escrow.

If by any chance you should hear from Mr. Piercey, we  
will be more than glad to have you communicate with the  
writer as I have instructed our Attorney to immediately  
look into the matter.

Yours very truly,



Chas. D. Williams  
Vice-President

JB

no  
no for  
no for  
no for  
no for  
no for  
no for



August Fifth  
1 9 3 2

Mutual Building and Loan Association  
Long Beach  
California

Attention Mr. Williams

Dear Mr. Williams:

Enclosed find copy of letter from our attorney,  
Mr. Sloane, that is explanatory.

Please let me hear from you at an early date.

Yours very truly,

EF:ASK

**Ed Fletcher Papers**

**1870-1955**

**MSS.81**

**Box: 19 Folder: 14**

**General Correspondence - Mutual  
Building and Loan Association**



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