

August 20, 1951.

Mr. Charles G. Fletcher,
Security-First National Bank,
Sixth & Spring Streets,
Los Angeles, California.

Dear Charles:

Will you please have recorded the day they are received by you the enclosed grant deed Hattie M. Curl to Ivan Deach and Rachel Deach, also the Deed of Trust Deach to Morse Construction Company.

Also please order a policy of title insurance from the title company showing the property is in the name of Deach subject to the \$2300.00 Trust Deed in favor of the Security Trust & Saving Bank and a \$1300.00 second trust deed in favor of Morse Construction Company. The liability to be for \$3600.00.

I am enclosing check for \$5.00 for recording fee. Let me know what the expense is and I will send you a check.

As ever,

Your loving dad,

EF:KLM

August 28, 1951.

Mr. Charles G. Fletcher,
Security First National Bank,
Sixth & Spring Streets,
Los Angeles, California.

My dear Charles:

Enclosed find Application for Policy of Title Insurance signed by Ivan J. Deach and Rachel Deach, re Order No. 1257599.

We asked Mrs. Curl to mail her signature direct to the Title Company, several days ago.

Yours very truly,

ED FLETCHER COMPANY

KLM

By



SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO

940 THIRD AVENUE, SAN DIEGO, CALIFORNIA

Policies of Title Insurance issued by this company are protected by
ample Assets

Trust Department acting in all capacities Under State Supervision

ESCROW SERVICE

"The Home of Quick and Reliable TRUST and TITLE SERVICE"

Mail to.....

**ASSIGNMENT
OF NOTE
AND TRUST DEED**

Ed. Fletcher, et. ux.....

TO

Security-First National Bank
of Los Angeles



SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO

940 THIRD AVENUE
SAN DIEGO, CALIFORNIA

Phone: Franklin 3151

TITLE INSURANCE and TRUSTS

2806

ASSIGNMENT OF NOTE AND TRUST DEED

FOR VALUE RECEIVED, the undersigned do ~~we~~ hereby assign and transfer to

SECURITY-FIRST NATIONAL TRUST & SAVINGS BANK OF LOS ANGELES

a corporation

all ~~our~~ right, title and interest in and to that certain promissory note for \$ 1300.00

payable to the order of the undersigned, dated August 18th 1931

with interest at seven per cent. per annum, and secured by a trust deed to the ~~San Diego Title & Trust Company~~ Fidelity Mutual Corporation, a corporation, Trustee, together with all the beneficial interest in said trust deed, said

note and trust deed having been executed by Ivan J. Deach and Rachel Deach,

and which said trust deed was recorded

on the 3d day of September 1931 in the office of the County

Recorder of said San Diego County, California, in Book 11051 page 229 of

Official Records.

Dated at San Diego, California, this 4th day of January, 1932

Mary C. B. Fletcher
E. Fletcher

STATE OF CALIFORNIA, }
County of San Diego. } ss.

On this 4th day of January A. D., 1932, before me,

the undersigned a Notary Public in and for the said County of San Diego, State of California, residing therein, duly commissioned and sworn, personally appeared

Ed Fletcher and Mary C. B. Fletcher

personally known to me to be the persons whose names are subscribed to the within

instrument, and they duly acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in the County of San Diego, the day and year in this certificate first above written.

Katherine L. May
Notary Public in and for the County of San Diego,
State of California.

My commission expires Oct. 2, 1933



SECURITY-FIRST NATIONAL BANK OF LOS ANGELES

SAVINGS

COMMERCIAL

TRUST

SECURITY OFFICE
FIFTH AND SPRING STREETS
LOS ANGELES

January 16, 1932

Mr. Ed Fletcher,
1020 - 9th Avenue,
San Diego, California.

Dear Sir:

In checking over the Note of Rachel Deach and Ivan J. Deach which we are holding as partial security to your Collateral Loan of \$2,000.00 from this bank, we do not find their address.

Therefore, please furnish us with an address in order that we may forward notices of principal and interest installments coming due.

Very truly yours,

G. W. Case
G. W. Case,
Assistant Secretary.

MSR:CH
L 1051 229 3806.

*541 Station Ave
Burbank*

January 18, 1932

Mr. G. W. Case, Assistant Secretary,
Security-First National Bank of Los Angeles,
Security Office,
5th & Spring Streets,
Los Angeles, California.

Loan No. 2806

Dear Sir:

Answering your letter of January 16th,
the address of Rachel Deach and Ivan J. Deach is 541
Chelton Ave., Burbank.

We are advising them to make payments
direct to you in the future.

Yours very truly,

KLM

July 14, 1932

Security-First National Bank,
Seventh & Spring Streets,
Los Angeles, California.

Gentlemen:

Following is copy of letter I have received today
from Mr. I. Deach, and subject to your approval I have told him for
the time being we would reduce his payments to \$20.00 a month.

"I am writing you at the suggestion of an official of the
Security First National Bank, Pasadena Branch, which holds a
mortgage on my property. I am delinquent both in payments due on
your note and on interest on the mortgage owing to vacancies during
the past few months which have cost me in loss of income from rentals
upwards of \$150.00. Both houses, however, are now rented to good,
and I believe, fairly permanent tenants, but at rents very much below what
we were formerly getting. The front house, unfurnished, is bringing
\$20.00 per month and the rear house \$18.00. The property is well
kept and in good condition. But I do not need to tell you that it
cannot be carried on this income, and I am not making enough myself
to supply the deficiency.

"If you can see your way clear to reduce payments on your note
from \$50.00 monthly to \$20.00 at least until conditions become
more settled I can handle the matter.

"Please let me hear from you, if possible favorably. This
property is practically all we have left after four years of
constant losses and I want to keep it if I can."

Yours very truly,

EF:KLM

SECURITY-FIRST NATIONAL BANK OF LOS ANGELES

PASADENA BRANCH
MARENGO & COLORADO
PASADENA, CALIFORNIA

September 20, 1932

Mr. Ivan Deach,
183 S. Greenwood
Pasadena

Dear Mr. Deach:

Our Loan Committee has approved advancing you sufficient funds to clear up your past due interest and taxes with the understanding it would be amortized at the rate of \$20 per month.

Will you immediately get in touch with the holder of the second trust deed and ask him to subrogate his second in favor of our new first trust deed and also ask him if he will be willing to cut his payments down in order that the first get the \$20 which our committee demands.

Will you please attend to this right away in order that we can go into escrow at the earliest possible moment.

Yours very truly,

W. A. BARNES
Assistant Manager

cc: Mr. Rosenthal



SECURITY-FIRST NATIONAL BANK OF LOS ANGELES

SAVINGS COMMERCIAL TRUST

FIRST NATIONAL OFFICE
SEVENTH & SPRING
LOS ANGELES

October 20, 1932

Colonel Ed. Fletcher
1020 - 9th Street
San Diego, California

Dear Colonel Fletcher:

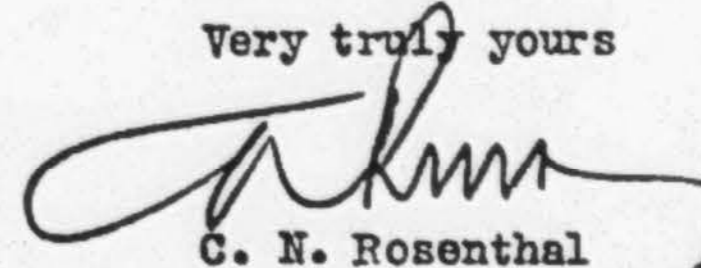
Referring to your letter of September 27th, our Pasadena Branch, which holds a first trust deed on Mr. Deach's property, informed us that the property is rented for \$38.00 a month and that Mr. Deach is willing to turn this entire amount over to us to be distributed between the first and second trust deeds in the ratio of \$20.00 on the first and \$18.00 on the second.

Papers to this effect are being drawn up and our Pasadena Branch is asking for your trust deed and note and request for reconveyance, together with your instructions. When these are received new papers will be drawn, recorded and returned to you, at which time they should be assigned and sent to this office to be held as collateral to your obligation.

The only paper we have is the installment note dated August 16, 1931 in the original amount of \$1300 with a present balance of \$1096.26 and interest paid to October 17, 1932, signed by Rachel Deach and Ivan J. Deach in favor of the Morse Construction Company and in turn endorsed by them to Ed. Fletcher and Mary C. Fletcher.

Therefore, if you will send us your instructions to conform with the foregoing and the second trust deed, we will forward them, together with the note we hold, to our Pasadena Branch for completion.

Very truly yours



C. N. Rosenthal
Vice President

CNR:TJ

October 27, 1932

Mr. C. N. Rosenthal, Vice President,
Security First National Bank,
Seventh & Spring Streets,
Los Angeles, California.

My dear Mr. Rosenthal:

Answering your letter of October 20th,
re the re-financing of the Deach property, you already hold
the note as collateral, and the Trust Deed itself after being
recorded was returned to the Fidelity Mutual Corporation
which they retain, in their files.

We are enclosing herewith an Order to Re-Convey
which you may use when you can deliver to us a new note executed
by Rachel Deach and Ivan J. Deach in the sum of \$1096.26, with
7 percent interest from October 17, 1932, payable at the rate of
\$18.00 or more per month, including interest, the entire amount
to be paid on or before October 17, 1935, in favor of Ed Fletcher
and Mary C. B. Fletcher, husband and wife as joint tenants,
secured by a Deed of Trust on Lot 40 of Mevin Place, in the City
of Pasadena, County of Los Angeles, State of California, as per
map recorded in Book 12 Page 48 of Maps, in the office of the
County Recorder of said County.

This trust deed will be subsequent to a first
trust deed to the Security-First National Bank, Pasadena Branch.

You did not state whether the Fidelity Mutual Corporation
is to be the Trustee in the new papers. Please let me know.

It is understood that I am to be at no expense in
this matter.

When you can comply with the above you may send the
note which you now have together with this order to Re-convey to
the Fidelity Mutual Corporation and they will release this trust deed
and the new papers can be filed. Mrs. Fletcher and I will then assign
the note to the bank to be held as collateral.

Yours very truly,

KLM



SECURITY-FIRST NATIONAL BANK OF LOS ANGELES
SAVINGS COMMERCIAL TRUST

FIRST NATIONAL OFFICE
SEVENTH & SPRING
LOS ANGELES

October 28, 1932

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

Dear Colonel Fletcher:

In talking with our Pasadena Branch they informed
us that the Deach escrow is now complete except for
your papers.

Therefore, will you please refer to our letter of
October 20th and have the proper papers prepared and
send them to us as quickly as possible.

Yours very truly

A handwritten signature in cursive script, appearing to read "C. N. Rosenthal".

C. N. Rosenthal
Vice President



SECURITY-FIRST NATIONAL BANK OF LOS ANGELES
SAVINGS COMMERCIAL TRUST

FIRST NATIONAL OFFICE
SEVENTH & SPRING
LOS ANGELES

November 28, 1932

Colonel Ed Fletcher
1020 Ninth Street
San Diego, California

Dear Colonel Fletcher:

In respect to the Deach matter, we just had word from our Pasadena Office that in order to take care of the delinquent taxes it has been necessary for them to increase their trust deed from \$2500 to \$2600, since Mr. Deach has stated it is absolutely impossible for him to pay the taxes otherwise.

If this is agreeable with you, will you please so inform us?

Yours very truly,

C. N. Rosenthal
Vice-President

CNR:PJH

File Deach -

November 29, 1932.

Mr. C. N. Rosenthal, Vice president,
Security-First National Bank of Los Angeles,
Seventh & Spring Streets,
Los Angeles, California.

My dear Mr. Rosenthal:

Answering your letter of November 28th,
it will be satisfactory to increase the trust deed to the Pasadena
Branch to \$2600.00 re the Ivan Deach property.

Yours very truly,

EF:KLM



SECURITY-FIRST NATIONAL BANK OF LOS ANGELES
SAVINGS COMMERCIAL TRUST

FIRST NATIONAL OFFICE
SEVENTH & SPRING
LOS ANGELES

December 27, 1932
3 D

Mr. Ed Fletcher
1020 Ninth Street
San Diego, California

Dear Sir:

We have now received the papers in connection with the renewal of the loan of Mr. and Mrs. Beach. Enclosed you will find -

Trust deed note executed by Ivan J. and Rachel Deach, dated October 18, 1932, for \$1096.26, in favor of Ed Fletcher and Mary C. B. Fletcher, as joint tenants;

Policy of title insurance;

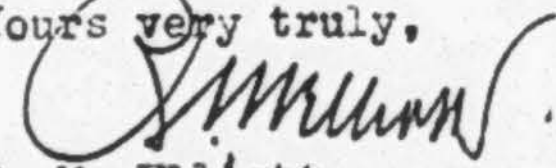
Assignment of the old trust deed; and

New form of assignment.

These are being sent to you for inspection and we would thank both you and Mrs. Fletcher to endorse the note in blank and execute the new assignment before a notary, so that the matter will be in proper form for collateral.

Then kindly return all papers to us except the old assignment, which you will probably wish to cancel.

Yours very truly,


B. M. Elliott
Assistant Cashier

BME:LMD
Enclosures
Registered mail

ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to SECURITY-FIRST NATIONAL BANK OF LOS ANGELES, a corporation all beneficial interest under that certain Deed of Trust dated October 18, 1932, executed by IVAN J. DEACH and RACHEL DEACH, Trustor, to Security-First National Bank of Los Angeles, Trustee, and recorded Dec. 15, 1932, in Book 11960, page 147 of Official Records in the Office of the County Recorder of Los Angeles County California.

TOGETHER with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust.

DATED this 28th day of December, 1932.

ED FLETCHER
MARY C. B. FLETCHER

Acknowledged by Katherine L. May 12/28.32

THE INDEPENDENT

December 29, 1932.

Security-First National Bank,
First National Office,
Los Angeles, California.

Attention B. M. Elliott, Assistant Cashier

Gentlemen:

ED

Answering your letter of December 27th, 1932 we are
returning herewith

Trust deed note executed by Ivan J. Deach, and Rachel
Deach, dated Oct. 18, 1932 for \$1096.26, in favor of
Ed Fletcher and Mary C. B. Fletcher, as joint tenants
endorsed in blank by Ed Fletcher and Mary C. B. Fletcher;
Policy of Title Insurance No. 1305994 of the Title
Insurance and Trust Company

Assignment of Beneficial Interest in Deed of Trust.

Yours very truly,

EF:KLM

September 26, 1934.

Mr. C. N. Rosenthal, Vice-president,
Security First National Bank,
First National Office,
Los Angeles, California.

Ivan Deach

Dear Mr. Rosenthal:

Enclosed are the note for \$630.00, unpaid balance
\$676.00, and trust deed covering Lot 40 of Nevin Place, in the
City of Pasadena, signed by Ivan Deach and Rachel Deach, which
I promised to send you when received from the Title Insurance &
Trust Company pursuant to the Home Owners Loan deal.

This is the best arrangement which we could
make with the Home Owners' Loan Corporation and Ivan and Rachel
Deach, and at that I believe we are well off.

You probably have heard that I am now permanently
located in San Diego as Secretary-Treasurer of the Home Federal
Savings & Loan Association of San Diego, 1018 - 9th Ave., I am
well pleased with the way things are shaping and altho I shall miss
my many friends in Los Angeles I am quite convinced that I have
made the right move.

If you are in San Diego I would be pleased to
have you call on me.

With kind personal regards,

Sincerely yours,

CKF:KLM

Ed Fletcher Papers

1870-1955

MSS.81

Box: 24 Folder: 30

**General Correspondence - Security
First National Bank, Los Angeles**



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