

TELEPHONE MICHIGAN 9696

JOHN C. PACKARD
ATTORNEY AT LAW
723 CHESTER WILLIAMS BLDG.
215 WEST FIFTH STREET
LOS ANGELES, CALIFORNIA

October 1, 1937

Mr. Edward Fletcher
1018 Ninth Avenue
San Diego, California

Dear Sir:

Mr. Ivan Deach has been in to see me in reference to the situation regarding his property in Pasadena, on which you hold a second trust deed.

Mr. Deach is willing to convey the property to you, subject to prior encumbrances and in satisfaction of your trust deed, provided you permit him to occupy the property until June 1, 1938.

Mr. Deach has struggled along with this property for sometime and while he is anxious to save it from foreclosure, it seems an almost impossible task.

I believe that this would be the easiest way out and would appreciate it if you would let me know if this is satisfactory to you.

Very truly yours,

John C. Packard

JCP/c

TELEPHONE MICHIGAN 9696

JOHN C. PACKARD
ATTORNEY AT LAW
623 CHESTER WILLIAMS BLDG.
215 WEST FIFTH STREET
LOS ANGELES, CALIFORNIA

October 22, 1937

Ed Fletcher Company
1018-1020 Ninth Avenue
San Diego, California

Att: Mr. Ed Fletcher

Gentlemen:

Your offer of rent on the rear house where we are now living, until next June, 1938, in return for a Quit Claim Deed to the property is agreeable to me.

The rent from the other house, as a matter of course, would be yours.

Will you please send me copy of deed for my signature and that of my wife; also lease of the house, showing payment in full for rent to June 1938.

Yours truly,

I. Deach
I. Deach

ID/c

JOHN C. PACKARD
ATTORNEY AT LAW
723 CHESTER WILLIAMS BLDG.
215 WEST FIFTH STREET
LOS ANGELES, CALIFORNIA

December 8, 1937

Mr. Ed Fletcher
1018-1020 Ninth Avenue
San Diego, California

Re: Ivan Deach

Dear Mr. Fletcher:

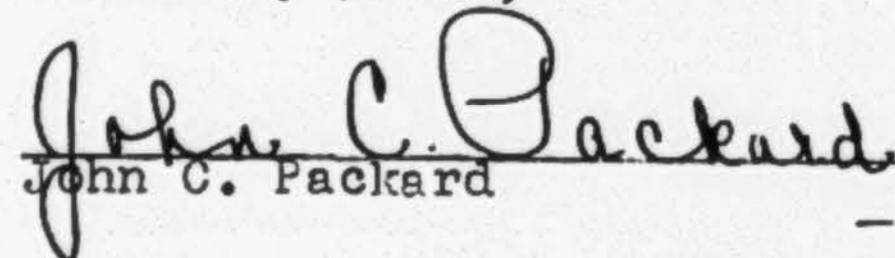
Mr. Deach has turned over to me your letter to him of December 4, 1937.

He is all prepared to give you a quit claim deed on the premises involved but is awaiting a lease or written expression on your part permitting him to continue to occupy the premises in question, free of rental charges therefor, until June 1, 1938. Upon receipt of this lease or written expression, he will immediately send you the quit claim deed.

He asked me also to inform you that the tenant is to pay rent to you but the commencement of the payment of said rent to you will be made as soon as the lease to Deach is executed and the quit claim deed sent to you.

Accordingly, will you be so kind as to take care of this immediately, so as to expedite the sending of the quit claim deed and the payment of the rent by the tenant to you.

Sincerely yours,


John C. Packard
- c

JCP/c

December 10, 1937.

Mr. John C. Packard,
723 Chester Williams Bldg.,
Los Angeles, California.

My dear Mr. Packard:

Answering yours of December 4th will say that on October 19th I wrote the following letter to Mr. Deach:

"Dear Mr. Deach:

Answering your recent letter, will say that if you will give a Quitclaim Deed we are willing to let you stay there until the first of next June, 1938, providing we collect the rent from the other house.

Please let me hear from you by return mail whether or not this satisfactory. I am willing to recommend the above.

Sincerely yours,
(signed) ED FLETCHER "

He did not even answer my letter. We want the rents from the 1st of November and enclosed find quitclaim deed for Mr. and Mrs. Deach to sign.

Please give me the full name of the party who lives in the house that I may give him due notice to pay the rent to us and have Mr. Deach send us a check for any rent he has collected since the 1st of November.

Yours very truly,

EF M

JOHN C. PACKARD
ATTORNEY AT LAW
723 CHESTER WILLIAMS BLDG.
215 WEST FIFTH STREET
LOS ANGELES, CALIFORNIA

December 18, 1937

Mr. Ed Fletcher
Box 1412
San Diego, California

Dear Sir:

Enclosed you will find a quitclaim deed, executed by Ivan Deach and Rachel Deach, his wife, quitclaiming certain property to the Ed Fletcher Co., a corporation.

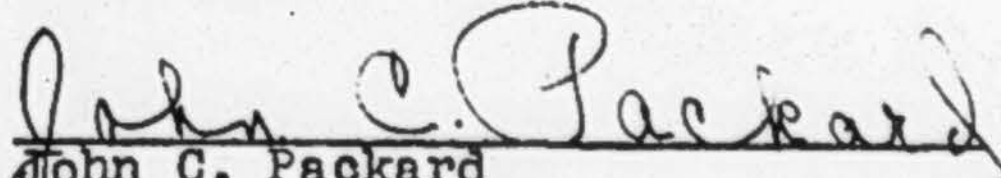
This deed is sent you with the understanding that Mr. and Mrs. Deach can reside on the portion of the property which they now occupy, rent free until June 1, 1938, and is in full satisfaction of the obligation secured by your trust deed.

The tenant who occupies the property, in addition to Mr. and Mrs. Deach, will pay rent to you upon the acceptance of this deed.

If this is not satisfactory, will you please let me know.

You are, of course, to send Mr. and Mrs. Deach a full release of the trust deed.

Very truly yours,


John C. Packard -c

JCP/c
Enc.

State of California }
County of Los Angeles } ss.

On this 15 day of December, 1937

before me, Harriet E. Pyke

a Notary Public, in and for said County and State, personally appeared

Joan Deach and Rachel Deach

known to me to be the person whose name are subscribed to the foregoing instrument, and acknowledged to me that they executed the same.

Witness my hand and Official Seal, the day and year in this certificate first above written.

Harriet E. Pyke

Notary Public in and for said County and State.

Mail to

Quit-Claim Deed

TO

Union Title Insurance Company

Union Trust Company

1028 SECOND ST. of San Diego SAN DIEGO, CALIF.

Union Title Insurance Company

1028 SECOND STREET, SAN DIEGO, CALIF.

Issues Policies of Title Insurance, Handles Escrows
PROTECTED BY RESOURCES OF OVER \$15,000,000.00

JNO. F. FORWARD, JR., President



Union Trust Company

OF SAN DIEGO

1028 SECOND STREET
SAN DIEGO, CALIF.

Capital and Surplus over \$300,000

JNO. F. FORWARD, JR., President.

Under supervision of State Bank-
ing Department.

Acts as Executor, Administra-
tor, Guardian and Trustee of Es-
tates.

Acts in all Trust Capacities au-
thorized by the laws of the State
of California.

IVAN DEACH and RACHEL DEACH, husband and wife

For and in consideration of the sum of One Dollar

Do Hereby Quit-Claim to ED FLETCHER CO., a corporation

All that Real Property situated in CITY OF PASADENA, COUNTY OF LOS ANGELES,

~~County of San Diego~~ State of California, bounded and described as follows:

Lot Forty (40) of Nevin 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.

To Have and to Hold the above quit-claimed and described premises, unto the said Grantee, its successors, heirs and assigns forever,

Witness our hand and seal this 15 day of December, 1937

SIGNED AND EXECUTED IN PRESENCE OF

Ivan Deach [SEAL]

Rachel Deach [SEAL]

[SEAL]

JOHN C. PACKARD
ATTORNEY AT LAW
723 CHESTER WILLIAMS BLDG.
215 WEST FIFTH STREET
LOS ANGELES, CALIFORNIA

January 19, 1938

January 3, 1938.

Mr. John C. Packard
723 Chester Williams Bldg
Los Angeles, California.

My dear Mr. Packard:

Answering your letter of December 18th enclosing quitclaim deed, Mr. Deach is to pay to us the rent on the other house from November 1st, 1937 according to our letter of October 19th. Will you please collect the rent for November, December and January, and remit to us.

Also please give us the name of the tenants.

Yours very truly,

ED FLETCHER CO.,

By

KLM

Ed Fletcher Company
1018 Ninth Avenue
San Diego, California

Gentlemen:

Enclosed you will find my check for \$53.25 which is mailed to you at the request of my client, Mr. Deach. This is the rent from the tenant, occupying the premises in Pasadena, from December 15, 1937 to February 7, 1938. It seems the rents are collected from the 7th to the 7th and Mr. Deach has figured the rent as follows:

December 15, 1937 to January 27, 1938	\$23.25
January 7, 1938 to February 7, 1938	\$30.00

The tenant's name is K.E. Becker, 187 South Greenwood, Pasadena, California.

In accordance with my letter containing the deed, the rent from the tenant, is due you only from the date of the deed and Mr. Deach will send you the rent collected from the tenant promptly hereafter.

I am

Very truly yours,

John C. Packard

JCP/c
Enc.

1-19-38

Ed Fletcher Papers

1870-1955

MSS.81

Box: 20 Folder: 41

General Correspondence - Packard, John G.



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