

May Sixteenth,
1 9 2 9

Mr. J. C. Townsend,
c/o California Outing Company
1534 Fifth Ave.,
San Diego, Calif.

Dear Mr. Townsend:

I will be ready to make that trip in the mountains any time after next Wednesday. Telephone me the first of the week when you desire to go.

Yours truly,

EF:AK

October First,
1 9 2 9

Mr. John C. Townsend,
1534 Fifth Ave.,
San Diego, Calif.

Dear Mr. Townsend:

Under no conditions fail to pay the \$1273.57 due on the fifth in Los Angeles.

It will cause me a lot of trouble and probably the whole loan will be called if you don't pay it.

Yours truly,

EF:AK

October Twenty-ninth,
1 9 2 9

Mr. John C. Townsend,
1334 Fifth St.,
San Diego, Calif.

Dear Mr. Townsend:

It is my understanding that Mrs. Greene, the supervisor, accepted 12 foot roads on grades of 10% to 12% when you layed out your subdivision.

Will you kindly write me a letter stating the actual facts as to what was the minimum width of grading you had to do and what percentage of grades she accepted?

An early reply will be appreciated.

Yours truly,

EF:AK

Mr. Fletcher:

Regarding California Outing Company

On May 2, 1934 you gave a grant deed to California Outing Company which was placed in trust with Mr. Lovett and also signed an agreement April 27, 1934 extending the payment of this trust deed note for 24 months, which they signed also agreeing that if you had to start foreclosure proceedings after this 24 month period that they would not plead the Statute of Limitations.

I showed it to Mr. Lovett this morning and he says this agreement should not run indefinitely and that a demand or something should be done now.

The owe you on unpaid balances, principal the following:

Balance due on one bunch of contracts assigned to you which failed to pay \$995.34

Principal of trust deed note unpaid 6570.71

Balance of contracts unpaid taken on account of trust deed note at one time in sum of \$6286.96 . . . 2772.27

\$10,337.98

There is a lot of accrued interest in addition to this. To offset the above you have the \$9500.00, plus interest from 7/1/30 q which was never credited to any of the above indebtedness.

Katherine

*Security 65 Ac. Trust deed -
File notice of default.*

November 3, 1937.

Californit Outing Company
Route 2, Box 848
Escondido, California.

Mrs. Elizabeth Townsend, Pres.

Gentlemen:

We have waited patiently for years for you to settle your obligation re Deed of Trust, Register 112 of the Fidelity Mutual Corporation, dated May 5, 1927.

This trust deed note being in default this is to notify you that we shall take official action on December 1st, 1937 to foreclose under the deed of trust unless a definite settlement is made mutually satisfactory before December 1st, 1937.

This obligation has been running since 1927 and we gave you a 24 months extension in 1934 and that expired last May, 1936 and we cannot give you further continuance.

Please let us hear from you at an early date.

Yours very truly,

ED FLETCHER CO.

By

EF M

cc Reg. Co
Cw L'Heuse
1237 Oak Ave
Pasadena



Form 3806 (Rev. Jan. 21, 1935) (POSTMARK OF)
80449
Receipt for Registered Article No. _____
Registered at the Post Office indicated in the Postmark

Fee paid _____ cents Class postage _____
Declared value _____ SurchARGE paid, \$ _____
Return Receipt fee _____ Spl. Del'y fee _____
Delivery restricted to addressee: _____
in person _____ or order _____ Fee paid _____
Accepting employee will place his initials in space indicating restricted delivery. H. H. MELVIN

POSTMASTER, per _____ (MAILING OFFICE)
The sender should write the name of the addressee on back hereof as an identification. Preserve and submit this receipt in case of inquiry or application for indemnity.
Registry Fee and Indemnity.—Domestic registry fees range from 15 cents for indemnity not exceeding \$3 up to \$1 for indemnity not exceeding \$1,000. The fee on domestic registered matter without intrinsic value and for which indemnity is not paid is 15 cents. Consult postmaster as to the specific domestic registry fees and surcharges and as to the registry fee chargeable on registered parcel-post packages for foreign countries. Fees on domestic registered C. O. D. mail range from 25 cents to \$1.50. Indemnity claims must be filed within one year (C. O. D. six months) from date of mailing. U. S. GOVERNMENT PRINTING OFFICE e5-6852

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Post Office Department
OFFICIAL BUSINESS
REGISTERED ARTICLE
No. 80450
INSURED PARCEL

NOV 8 1937
6-PM
SAN DIEGO, CALIFORNIA

November 3, 1937.

California Outing Company
Route 2, Box 818
Pasadena, California.

Mrs. Elizabeth Townsend, Pres.

Gentlemen:

We have waited patiently for years for you to settle your obligation re deed of trust, Register 112 of the Liberty Mutual Corporation, dated May 2, 1937.

This trust deed note being in default this is to notify you that we shall take official action on December 1st, 1937 to foreclose under the deed of trust unless a definite settlement is made mutually satisfactory before December 1st, 1937.

This obligation has been running since 1937 and we gave you a 24 month extension in 1934 and that expired last May, 1936 and we cannot give you further continuance.

Please let us hear from you at an early date.

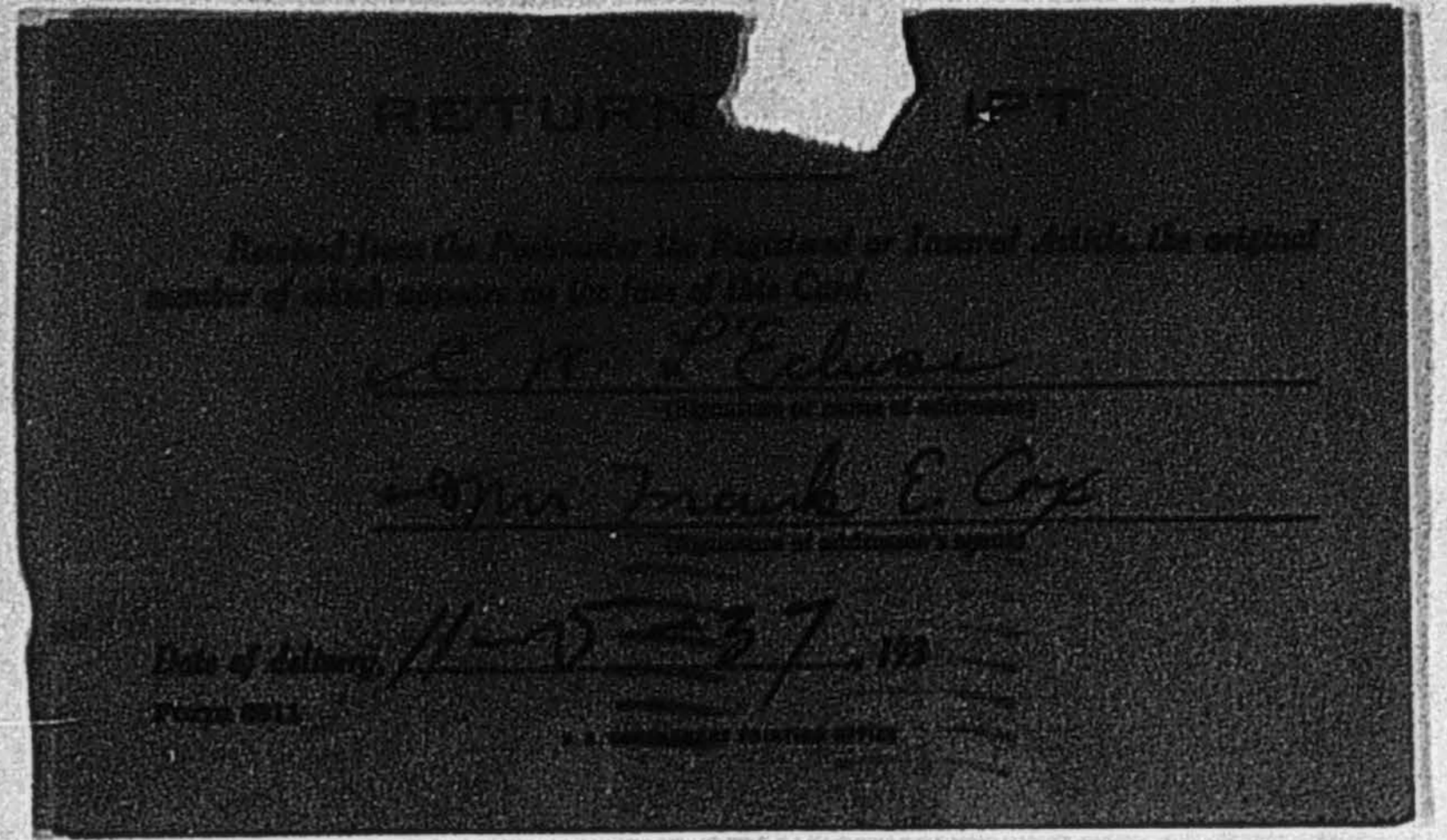
Yours very truly,

ED PITCHER CO.

BY

RM

00 pay to
Mrs. L. Townsend
1237, Cal. Ave.
Pasadena



Form with handwritten entries: Mrs. Townsend, Cal Outing Co, M. L. Clure. Includes numbers 80720 and 80720.

RETURN RECEIPT stamp with a signature and date.

Route 2, Box 848
Escondido, Calif.
Nov. 13, 1937

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

My dear Colonel:

Concerning your letter of Nov. 3rd
re Deed of Trust, Register 112 of the
Fidelity Mutual Co., it is my under-
standing that said note is to run
until Marston, Davidson et. al.
pay that note signed by them and
held by the 1st Nat'l Bank.

If this has been done, and our
acct credited with same, then I
am ready to settle for the balance
due you.

The sooner we can settle that
second purchase from you the
better it will be to my liking.

Awaiting your reply, I am,
Sincerely,

Carroll Townsend.

November 16, 1937

Mr. Carroll Townsend
Rt. 2, Box 848
Escondido, California

My dear Carroll:

Answering yours of November 15th, will say that as
far as the note is concerned at the Bank, it has been paid.
Three or four refuse to pay, and there is a moral obligation
on my part to pay it all if it is a total loss, while it is
a legal obligation to pay a part of it.

I am ready to discuss some compromise settlement
with you immediately - the matter should be agreed upon be-
fore the 1st of December next.

Sincerely yours,

EF/jv

November 29, 1937.

Mr. Carroll Townsend,
California Outing Company,
Route 2, Box 848
Escondido, California.

My dear Townsend:

Further in answer to yours of November
13th, I wrote you on November 16th to come in and make a
settlement. You have not shown up and Notice of Foreclosure
will be filed on the 1st of December.

Yours very truly,

EF M

January 20, 1938.

Mr. Carroll B. Townsend
Route 2, Box 848
Escondido, California.

My dear Carroll:

We have ordered commencement of foreclosure
proceedings as of February 1st unless some adjustment mutually
satisfactory is made before then.

Yours very truly,

ED FLETCHER CO.

By

KLM

Ed Fletcher Company

Real Estate - General Insurance
1018-1020 Ninth Avenue
San Diego, California

February 3, 1938.

California Outing Company
Escondido, California.

Gentlemen:

As regards that certain agreement of April 27th, 1934 which is overdue and unpaid, in case you will, within one week from date, execute the necessary papers so that the title may be cleared to the property described in said instrument and trust deed, Register 112 of the Fidelity Mutual Corporation, in the name of ~~Ed Fletcher~~ Ed Fletcher Co. as we may elect, then in that case we will return you the old contracts, and in addition will execute an option agreement for one year from date to purchase the property for the balance due, ie Sixty Seven Hundred Dollars.

If during the year we collect any monies from the county for rights of way this will be credited to the amount due providing you exercise your option to purchase the property.

In addition if during the year you have the option any adjustment is made and it is possible to secure a refund of any of the \$5,000, then in that case we also will apply that as a credit.

If at the end of the year from date nothing has been done by you to exercise your option to purchase then in that case all obligations in relation thereto are null and void.

Yours very truly,

1628 17-cc. 10. 1/1

277.88 + 155.57 = 433.45
19.15

Principal balance due on contracts assigned as down payment on second purchase \$995.34
Balance interest due after crediting all interest collected from contracts, to July 1, 1937 693.00

Principal due on Trust Deed note 6570.71
Interest on Trust Deed note to July 1, 1937 3662.71

Principal balance due on contracts taken in as payment on note 2772.27
Balance interest due after crediting all interest collected on these contracts to July 1, 1937 1145.03

Total \$15839.06

CREDIT

Paid by California Outing Co. when land sold thru trust . . 9441.50
Interest on \$9500 7/1/30 to 7/1/37 4655.00

Total 14096.50

Balance due by California Outing Co. — \$1742.56

This does not include their obligation to protect the Lake Hodges syndicate against loss, if any.

995.34
6570.71
693
3662.71

San Diego, California,
February 4, 1938

California Outing Company,
Escondido, California.

Gentlemen:

In consideration of the California Outing Company returning that certain agreement dated April 27, 1934 between California Outing Company and Ed Fletcher Co., and also authorizing Earl S. Lovett to return the deed mentioned in that certain instrument of May 2d, 1934 to Ed Fletcher, which Lovett is holding as Trustee, Ed Fletcher Co., successor in interest of Ed Fletcher, agrees to cancel the trust deed note on which the balance due has not been paid, secured by a Deed of Trust, Register 112 of the Fidelity Mutual Corporation and agrees further to give a one (1) year option from date hereof to California Outing Company to purchase the following described property for the sum of Six Thousand Seven Hundred Forty-two Dollars (\$6742.00), also return the old real

estate contracts.

Description

All that portion of the Northwest Quarter of the Northeast Quarter and the West Half of the Northeast Quarter of the Northeast Quarter of Section 18, and the Southeast Quarter of the Southeast Quarter of Section 7, all in Township 13 South, Range 2 West, S. B. M., in the County of San Diego, State of California lying above 330 foot contour line of Lake Hodges Reservoir, according to United States Geological Survey datum, Excepting therefrom the following described property: All that portion of the North Half of the Northeast Quarter of Section 18 and the Southeast Quarter of the Southeast Quarter of Section 7, all in Township 13 South, Range 2 West, S. B. M., County of San Diego, State of California, lying East of the Easterly line of the San Diego County Road Survey Number 333 and above the contour line 330 feet above sea level according to the U. S. G. S. Datum contiguous to Lake Hodges Reservoir as said reservoir is shown on Miscellaneous Map No. 20 filed in the office of the County Recorder of San Diego County, California.

If, during the term of the one year option any monies from the County are collected for rights of way this will be credited to the amount due, providing you exercise your option to purchase the property.

In addition, if during the said year option any adjustment is made and it is possible to secure a refund of any of the \$5,000 in the matter of the Lake Hodges Trust at the First National Trust & Savings Bank of San Diego, No. 5248, then in that case we also will apply that as a credit.

If at the end of the year option nothing has been done by you to exercise

May 23, 1938.

Mr. Carroll Townsend,
Route 2, Box 848
Escondido, California.

My dear Mr. Townsend:

Will you please ask Mr. L'E'Cluse what happened to the Stipulation for Entry of Judgment and Stipulation for Release of Security which were given him about two years ago to get signed by the San Diego County Water Company, etc. The District Attorney's office does not want to make copies unless necessary and my records show that they were given to him to get signed up in Los Angeles. This is re the condemnation suits.

Yours sincerely

ED FLETCHER CO.

KLM

By

your option to purchase the land above described then in that case all obligations relative to the two said trusts are hereby cancelled and are null and void.

Yours truly,

ED FLETCHER CO.

By _____

Ed Fletcher, and Ed Fletcher Co.:

Gentlemen:

The above understanding is satisfactory and accepted by us. We are returning herewith our copy of the agreement dated April 27, 1934 and we hereby authorize Earle S. Lovett to return to the Grantor thereunder the deed held by him as Trustee under letter of May 2, 1934. We also agree to execute any papers, if necessary, to clear the title to the lands described.

CALIFORNIA OUTING COMPANY

By _____ President

By _____ Secretary

(seal) Description

May 23, 1938

May 23, 1938

Mr. Carroll Townsend,
Route 2, Box 843
Pasadena, California.

My dear Mr. Townsend:

Will you please ask Mr. L'E. Cluse what happened

to the stipulation for entry of judgment and stipulation for release of security which were given him about two years ago to get signed by the San Diego County Water Company, etc. The District Attorney's office does not want to make copies unless necessary and my records show that they were given to him to get signed up in Los Angeles. This is re the condemnation suits.

Yours sincerely,

ED FLETCHER CO.

By

KM

Ed Fletcher Papers

1870-1955

MSS.81

Box: 30 Folder: 16

General Correspondence - Townsend, John C.



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