

San Diego, Cal. February 9th, 1911

To First National Bank,

San Diego, California:-

I, the undersigned, Victor E. Shaw, acting on my own behalf and as the agent of the owners of all the issued and outstanding capital stock of the Live Oak Corporation, a corporation created under the laws of the state of California, herewith deposit with you certificates evidencing all of the said stock, each of which certificate is endorsed in blank by the owner thereof, the same to be held by you and delivered to Ed Fletcher, his heirs, exedutors or assigns, upon the payment to you for my account as such agent of the sum of One Hundred Fifty-nine Thousand Four Hundred and Forty Dollars (\$159,440.00) which said payment shall be made as follows, to-wit: One payment of Ten Thousand Dollars cash upon delivery hereof; 2 Four payments of Ten Thousand (\$10,000.00) Dollars each to be made on the 9th days of March, April, May, and June 1911, and the balance of said purchase price, together with seven per cent interest from this date on all deferred payments, to be paid on August 9th, 1911, provided that all of said sums may be paid at any time prior to said dates.

Time is of the essence hereof, and in the event that the said Ed Fletcher shall neglect, fail and make default in the payment of any of said sums, or any part thereof or the interest thereon, as the same is due and payable, then all of said stock shall, upon the demand of said Victor E. Shaw be immediately returned and redelivered to him, and all sums paid thereon forfeited. As said sums are paid, you are instructed to deposit the same to the credit of the said Victor E. Shaw, agent, in the First National Bank of this City.

You are further instructed that whenever the payments on account of the purchase of said stock made to you shall aggregate the sum of Fifty Thousand (\$50,000.00) Dollars, you shall then have transferred to said Fletcher, or to such parties as he may designate three shares of said stock for the purpose of qualifying him and his associates to act as directors of said corporation, and upon making such transfer, you shall have the parties to whom the same is issued endorse the same and return the same to your possession, to be held subject to the above instructions.

Upon full payment of all of said purchase price, together with interest, at the times and in the manner herein specified, time being the essence hereof, you shall deliver all of said shares of stock to said Ed Fletcher, his heirs, executors and assigns.

V. E. Shaw

I hereby approve and assent to the foregoing escrow instructions.

Dated February 9th, 1911.

Ed Fletcher

We accept the trust herein imposed and agree to execute the same in accordance with the instructions contained therein.

Dated February 9th, 1911.

FIRST NATIONAL BANK? SAN DIEGO CAL

F. Belcher, Jr.

Cashier

We, the undersigned, being the owners and holders of all of the subscribed or issued capital stock of the Live Oak Corporation, hereby assent and agree to the foregoing instructions given to First National Bank of San Diego, California, by Victor E. Shaw and agree that the said instructions shall be executed and carried out by said First National Bank as and in the manner therein provided.

THIS AGREEMENT made and entered into this 9th day of February 1911, by and between Victor E. Shaw, party of the first part and Ed Fletcher, party of the second part, WITNESSETH:

THAT WHEREAS said party of the first part, for himself and on behalf and as agent of all the stockholders of the Live Oak Corporation, has this day deposited all of said stock with The First National Bank of San Diego, California, to be held by it in escrow and delivered to said Fletcher subject to the payments therein specified, otherwise to be re-delivered and returned to said Shaw, a copy of which instrument is hereto attached;

AND WHEREAS it is possible that certain moneys may be paid to said Live Oak Corporation in anticipation of assessments to be made on account of judgments held by it against the Linda Vista Irrigation District;

NOW THEREFORE it is understood and agreed that in case any moneys are so paid to said Live Oak Corporation, the same, less such sum or sums as may be properly paid, disbursed or deposited under and pursuant to the terms of that certain contract dated February 1st, 1911 and made by the Live Oak Corporation with certain property owners of said District, shall be at once paid to said First National Bank as escrow holder, to be by it applied on the payment next payable under the terms of said escrow from said Fletcher.

It is understood and agreed that whenever the payments made under the terms of said escrow and this agreement shall aggregate Fifty Thousand Dollars, that the present members of the Board of Directors of the Live Oak Corporation will tender their resignations at the request of said Fletcher and his assigns and do any and all things necessary to be done to enable Fletcher and his associates to become directors of and

secure control of said corporation.

It is further covenanted and agreed that there shall be no further or additional stock of said corporation issued so long as Fletcher is not in default in making any of the payments provided by this contract or said escrow instructions to be made, save and except for a judgment held by George J. Chambers who, in the event of his assigning a judgment against the Linda Vista Irrigation District held by him to said Live Oak Corporation in consideration of the issuance of stock to him, which issuance shall be made, if at all, upon the basis of stock issued to other holders of like judgments, and then only in case he will sell the same to said Fletcher upon like terms and price as the other stock of said corporation is purchased by said Fletcher.

It is further covenanted and agreed that the Live Oak Corporation has no liabilities save and except upon its stock to its stockholders as such, and such obligations as are imposed by the terms and provisions of the contract made by it with certain property owners of the Linda Vista Irrigation District wherein the San Diego Land Company, J. D. Spreckels and Bros. Company, San Diego Realty Company and Sam Perry Smith Company are named as parties of the second part, which contract is for the benefit of all property owners who may comply with the provisions of the contract and moneys to be paid under said contract to the officers and directors of said Linda Vista Irrigation District and the attorney thereof in the making of assessments, collection of taxes and enforcing the payment of the judgments held by said corporation, all of which payments it is understood are to be made out of the fifty per cent provided therein to be paid by property owners in settlement of their assessments; and the said party of the first part, for himself and on behalf of the other stockholders

of Live Oak Corporation, covenants and agrees that there are no other liabilities of said Live Oak Corporation and that none shall be incurred and he agrees to protect and save harmless said party of the second part from any liability other than as herein specified arising from said contract with property owners.

The party of the first part, assuming no legal obligation nevertheless, for himself and as far as he can exert his influence with the parties for whom he is acting as agent, agrees that they and each of them, will give their moral support to affect a settlement of the indebtedness of said Linda Vista Irrigation District and securing a dissolution of said District in the manner and along the lines embodied in said contract made with property owners hereinbefore referred to, and will, at any and all times, aid in the accomplishment of said purpose by their suggestions and advice.

It is understood and agreed that any and all moneys paid to said escrow holder under the terms of the escrow agreement shall be at once distributed to the respective stockholders of said corporation whose stock may have been placed in escrow in accordance with or in proportion with their holdings, less any sums necessary to be deducted therefrom for costs and expenses.

It is further covenanted and agreed that the judgments against said Linda Vista Irrigation District rendered and entered in the Superior Court of the County of San Diego, State of California, which, with accrued interest, amounting to about \$ 318,881.91, are held and owned by said Live Oak Corporation and that said corporation owns and holds all

a. H. S. subsisting judgments ~~and claims~~ against said District except *V. E. S.* a certain judgment in favor of one George J. Chambers, amounting to \$1304.15 and interest.

It is further agreed that the said Live Oak Corporation shall not sell, transfer or dispose of any of its property or assets during the lifetime of this contract or so long as said Fletcher is not in default in making the payments provided in said escrow agreement to be made.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands the day and year first above written.

V. E. Shaw
E. Fletcher

We, the undersigned, owners and holders of all of the subscribed and issued capital stock of the Live Oak Corporation mentioned in the foregoing agreement do hereby ratify and confirm the said agreement and agree to all the terms and provisions thereof to the same extent as though we were parties thereto and had executed the same.

Dated February 9th, 1911.

Property of Wm. G. Henshaw

Pamo

The Northeast quarter ($NE\frac{1}{4}$); Southeast quarter ($SE\frac{1}{4}$) of the Northwest quarter ($NW\frac{1}{4}$) and the north half ($N\frac{1}{2}$) of the Southwest quarter ($SW\frac{1}{4}$), Section Twenty-seven (27), township Twelve (12) South, Range One (1) East; the west half ($W\frac{1}{2}$) of Section Fourteen (14) Township twelve (12) South, Range One (1) East; the west half ($W\frac{1}{2}$) of the northwest quarter ($NW\frac{1}{4}$); the southeast quarter ($SE\frac{1}{4}$) of the northwest quarter ($NW\frac{1}{4}$) and the northwest quarter ($NW\frac{1}{4}$) of the Southwest quarter ($SW\frac{1}{4}$) of Section Twenty-six (26) Township twelve (12) South, Range One (1) East; The northeast quarter ($NE\frac{1}{4}$) and southeast quarter ($SE\frac{1}{4}$) of the northwest quarter ($NW\frac{1}{4}$) and the north half ($N\frac{1}{2}$) of the southwest quarter ($SW\frac{1}{4}$) of Section Twenty-seven (27) Township Twelve (12) South, Range One (1) East.

Partial Pamo Reservoir

The Northwest Quarter ($NW\frac{1}{4}$) and the South half ($S\frac{1}{2}$) of the North-east Quarter ($NE\frac{1}{4}$) and the North half ($N\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$) of Section Twenty-three (23) Township Twelve (12) South, Range One (1) East containing 320 acres. The North half ($N\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) 80 acres and the Southwest Quarter of the Southwest Quarter ($SW\frac{1}{4}$) of the $SW\frac{1}{4}$ containing 40 acres, being in Sec. 23, Tp. (12) S. Range 1 East

Santa Maria

The East half ($E\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$) Section Eleven (11), Township Thirteen (13) South, Range One (1) West, S. B. M. The Northwest Quarter ($NW\frac{1}{4}$) of the South west Quarter ($SW\frac{1}{4}$) Section Twelve (12) Township Thirteen (13) South, Range One (1) West, S. B. M.

Live Oak Corporation
Certificate No. 5872

The West half of Section Fourteen; West half of Southwest Quarter; Northwest Quarter; Southwest Quarter of Northeast Quarter; Southeast Quarter of Northeast Quarter; North half of Southeast Quarter; Northeast Quarter of Southwest Quarter of Section Twenty-three; West Half of Northwest Quarter; Southeast QUARTER of Northwest Quarter; Northwest Quarter of Southwest Quarter of Section Twenty-six; Southeast Quarter of Northeast Quarter; North half of Southwest Quarter and North half of Northeast Quarter; Southwest Quarter of Northeast Quarter; Southeast Quarter of Northwest Quarter of Section Twenty-seven, all in Township Twelve South, of Range One East S. B. M., (East half of Southeast Quarter of Section Eleven and Northwest Quarter of Southwest Quarter of Section Twelve, Township Thirteen South, of Range One West; Northeast Quarter of Northeast Quarter; South Half of Northeast Quarter ($NE\frac{1}{4}$) and Northwest Quarter of Southeast Quarter of Section Thirteen, Township Thirteen South of Range Two East S.B.M. in the County of San Diego, State of California.

Property of Volcan Land & Water Co.,

N.E. $\frac{1}{4}$ of $SE\frac{1}{4}$ of Section 23, Tp. 12 South Range One East S.B.M.

bill on Partial Pamo.

see 13 m/13

Volcan

12-S - 1-E

Sec. 14 - West 2 x

Sec. 23 - NW 2 x SW 4 ✓

NW 4 ✓

SW 4 x NE 4 ✓

SE 4 x NE 4 ✓

N 2 x SE 4 ✓

NE 4 x SW 4 ✓

Sec. 26 NW 2 x NW 4 x

SE 4 x NW 4 x

NW 4 x SW 4 x

Sec 27 SE 4 x NE 4 x

N 2 x SW 4 x

N 2 x NE 4 x

SW 4 x NE 4 x

SE 4 x NW 4 x

13-S R2E

Sec. 13 NE 4 x NE 4 ✓

S 2 x NE 4 x

NW 4 x SE 4 x

Description of Live Oak Corporation Property
per Certificate # 5872

13-S - 1-W

Sec. 11 E 2 x SE 4 x

Sec 12 NW 4 x SW 4 x

CERTIFICATE OF REDEMPTION OF REAL ESTATE PURCHASED BY THE STATE

ESTIMATE of the amount required to redeem the within described real estate, which was sold to the State on the 1 day of July 1894, for the delinquent taxes of 1894 installment, and redeemed on the 11 day of December 1913, in accordance with law and the provisions of Section three thousand eight hundred and seventeen of the Political Code, as it existed at the time said real estate was sold.

Assessed to Mrs M J Earle
DESCRIPTION OF REAL ESTATE

1/2 of DEED Dec 11 1913 AR 134

Redemp made under
deed Ariz Ct # 33991

Assessed Value of property for the year of sale 400

Delinquent State and County Taxes of 18 <u>94</u>	\$	6.92
Delinquent Poll Tax		
Delinquent Special School Tax in <u>Earle</u> District		1.88
Delinquent Special District Tax in _____ District		
Delinquent Special District Tax in _____ District		
Penalty for delinquency		
Costs		
Sold to State for	\$	8.80
Interest on above amounts from date of sale, for State and County		1.30
Interest on above amounts from date of sale, for Special Taxes		
_____ per cent. penalty on redemption, State and County		
_____ per cent. penalty on redemption, Special Taxes		
Delinquent State and County Taxes of 18 <u>95</u> , No. <u>9/94</u>		7.20
Delinquent Poll Tax		
Delinquent Special School Tax in _____ District		2.12
Delinquent Special District Tax in _____ District		
Delinquent Special District Tax in _____ District		
Penalties for delinquency		
Interest on above amounts from July 1, 19____, for State and County		1.30
Interest on above amounts from July 1, 19____, for Special Taxes		
_____ per cent. penalty on redemption, State and County		
_____ per cent. penalty on redemption, Special Taxes		
Delinquent State and County Taxes of 18 <u>96</u> , No. <u>10/99</u>		6.48
Delinquent Poll Tax		
Delinquent Special School Tax in _____ District		4.10
Delinquent Special District Tax in _____ District		
Delinquent Special District Tax in _____ District		
Penalties for delinquency		
Interest on above amounts from July 1, 19____, for State and County		1.29
Interest on above amounts from July 1, 19____, for Special Taxes		
_____ per cent. penalty on redemption, State and County		
_____ per cent. penalty on redemption, Special Taxes		
Delinquent State and County Taxes of 18 <u>97</u> , No. <u>9/30</u>		6.30
Delinquent Poll Tax		

Penalties for delinquency.....	
Interest on above amounts from July 1, 19....., for State and County.....	1 29
Interest on above amounts from July 1, 19....., for Special Taxes.....	
.....per cent. penalty on redemption, State and County.....	
.....per cent. penalty on redemption, Special Taxes.....	
Delinquent State and County Taxes of 1984 No. 7/30	630
Delinquent Poll Tax.....	432
Delinquent Special School Tax in..... District.....	
Delinquent Special District Tax in..... District.....	
Delinquent Special District Tax in..... District.....	
Penalties for delinquency.....	
Interest on above amounts from July 1, 19....., for State and County.....	1 29
Interest on above amounts from July 1, 19....., for Special Taxes.....	
.....per cent. penalty on redemption, State and County.....	
.....per cent. penalty on redemption, Special Taxes.....	
Delinquent State and County Taxes of 1984 No. 7/97	625
Delinquent Poll Tax.....	345
Delinquent Special School Tax in..... District.....	
Delinquent Special District Tax in..... District.....	
Delinquent Special District Tax in..... District.....	
Penalties for delinquency.....	
Interest on above amounts from July 1, 19....., for State and County.....	1 29
Interest on above amounts from July 1, 19....., for Special Taxes.....	
.....per cent. penalty on redemption, State and County.....	
.....per cent. penalty on redemption, Special Taxes.....	
Delinquent State and County Taxes of 1984 No. 7/100	672
Delinquent Poll Tax.....	438
Delinquent Special School Tax in..... District.....	
Delinquent Special District Tax in..... District.....	
Delinquent Special District Tax in..... District.....	
Penalties for delinquency.....	
Interest on above amounts from July 1, 19....., for State and County.....	1 29
Interest on above amounts from July 1, 19....., for Special Taxes.....	
.....per cent. penalty on redemption, State and County.....	
.....per cent. penalty on redemption, Special Taxes.....	
Delinquent State and County Taxes of 1980 No. 7/100	665
Delinquent Poll Tax.....	246
Delinquent Special School Tax in..... District.....	
Delinquent Special District Tax in..... District.....	
Delinquent Special District Tax in..... District.....	
Penalties for delinquency.....	
Interest on above amounts from July 1, 19....., for State and County.....	1 29
Interest on above amounts from July 1, 19....., for Special Taxes.....	
.....per cent. penalty on redemption, State and County.....	
.....per cent. penalty on redemption, Special Taxes.....	
Delinquent State and County Taxes of 19....., No.....	
Delinquent Poll Tax.....	
Delinquent Special School Tax in..... District.....	
Delinquent Special District Tax in..... District.....	
Delinquent Special District Tax in..... District.....	
Penalties for delinquency.....	
Interest on above amounts from July 1, 19....., for State and County.....	
Interest on above amounts from July 1, 19....., for Special Taxes.....	
.....per cent. penalty on redemption, State and County.....	
.....per cent. penalty on redemption, Special Taxes.....	
Delinquent State and County Taxes of 19....., No.....	
Delinquent Poll Tax.....	
Delinquent Special School Tax in..... District.....	
Delinquent Special District Tax in..... District.....	
Delinquent Special District Tax in..... District.....	

.....per cent. penalty on redemption, State and County.....		
.....per cent. penalty on redemption, Special Taxes.....		
Delinquent State and County Taxes of 19....., No.....		
Delinquent Poll Tax.....		
Delinquent Special School Tax in..... District.....		
Delinquent Special District Tax in..... District.....		
Delinquent Special District Tax in..... District.....		
Penalties for delinquency.....		
Interest on above amounts from July 1, 19....., for State and County.....		
Interest on above amounts from July 1, 19....., for Special Taxes.....		
.....per cent. penalty on redemption, State and County.....		
.....per cent. penalty on redemption, Special Taxes.....		
Total amount necessary to redeem.....	\$	78.24

THIS STATEMENT DOES NOT INCLUDE TAX OF CURRENT YEAR

STATE OF CALIFORNIA } ss.
 COUNTY OF SAN DIEGO

I. C. R. HAMMOND, County Auditor, in and for said County, State aforesaid, do hereby certify that the foregoing statement contains a full and correct estimate of the amount for which the above real estate was sold to the state, with the penalties for delinquency included therein; also the penalties on redemption computed in accordance with law and the provisions of Section three thousand eight hundred and seventeen of the Political Code, as it existed at the time said real estate was sold.

WITNESS my hand and seal of office, affixed at San Diego, this 21 day of June 1921

I. C. R. Hammond County Auditor.

By.....Deputy.

Office of the County Treasurer,
 County of San Diego.

Received of *666 Branch, et al* Redemptioner

78.24 Dollars,
 in lawful money of the United States, upon redemption of the within described real estate, in accordance with law and the provisions of Section three thousand eight hundred and seventeen of the Political Code, as it existed at the time said real estate was sold.

Witness my hand this 21 day of June 1921

Geo. W. [Signature] County Treasurer.

By.....Deputy.

Received of the above-named Redemptioner, a copy of the within estimate, certificate and receipt, the day and year first above written.

I. C. R. Hammond County Auditor.

By.....Deputy.

CERTIFICATE OF REDEMPTION OF REAL ESTATE PURCHASED BY THE STATE

ESTIMATE of the amount required to redeem the within described real estate, which was sold to the State on the 7 day of July 1905, for the delinquent taxes of 1905 installment, and redeemed on the day of 1911, in accordance with law and the provisions of Section three thousand eight hundred and seventeen of the Political Code, as it existed at the time said real estate was sold.

Assessed to R. E. Gypko

DESCRIPTION OF REAL ESTATE

1/4 of 1/4 of 1/4 Sec 17 36 13 O R 1 W

Acres 7.15704

Bellevue, Wash. Sec 33 41 1

Assessed Value of property for the year of sale \$531

Table with columns for tax categories (Delinquent State and County Taxes, Delinquent Poll Tax, etc.) and amounts. Includes handwritten entries for years 1895, 1906, 1907, and 1908.

Interest on above amounts from July 1, 19....., for State and County.....	217
Interest on above amounts from July 1, 19....., for Special Taxes.....	
.....per cent. penalty on redemption, State and County.....	
.....per cent. penalty on redemption, Special Taxes.....	
Delinquent State and County Taxes of 1908, No. 7102.....	1072
Delinquent Poll Tax.....	
Delinquent Special School Tax in..... District.....	520
Delinquent Special District Tax in..... District.....	
Delinquent Special District Tax in..... District.....	
Penalties for delinquency.....	
Interest on above amounts from July 1, 19....., for State and County.....	217
Interest on above amounts from July 1, 19....., for Special Taxes.....	
.....per cent. penalty on redemption, State and County.....	
.....per cent. penalty on redemption, Special Taxes.....	
Delinquent State and County Taxes of 1909, No.	1155
Delinquent Poll Tax.....	
Delinquent Special School Tax in..... District.....	753
Delinquent Special District Tax in..... District.....	
Delinquent Special District Tax in..... District.....	
Penalties for delinquency.....	
Interest on above amounts from July 1, 19....., for State and County.....	217
Interest on above amounts from July 1, 19....., for Special Taxes.....	
.....per cent. penalty on redemption, State and County.....	
.....per cent. penalty on redemption, Special Taxes.....	
Delinquent State and County Taxes of 1900, No.	1164
Delinquent Poll Tax.....	
Delinquent Special School Tax in..... District.....	4103
Delinquent Special District Tax in..... District.....	
Delinquent Special District Tax in..... District.....	
Penalties for delinquency.....	
Interest on above amounts from July 1, 19....., for State and County.....	217
Interest on above amounts from July 1, 19....., for Special Taxes.....	
.....per cent. penalty on redemption, State and County.....	
.....per cent. penalty on redemption, Special Taxes.....	
Delinquent State and County Taxes of 19....., No.	
Delinquent Poll Tax.....	
Delinquent Special School Tax in..... District.....	
Delinquent Special District Tax in..... District.....	
Delinquent Special District Tax in..... District.....	
Penalties for delinquency.....	
Interest on above amounts from July 1, 19....., for State and County.....	
Interest on above amounts from July 1, 19....., for Special Taxes.....	
.....per cent. penalty on redemption, State and County.....	
.....per cent. penalty on redemption, Special Taxes.....	
Delinquent State and County Taxes of 19....., No.	
Delinquent Poll Tax.....	
Delinquent Special School Tax in..... District.....	
Delinquent Special District Tax in..... District.....	
Delinquent Special District Tax in..... District.....	
Penalties for delinquency.....	
Interest on above amounts from July 1, 19....., for State and County.....	
Interest on above amounts from July 1, 19....., for Special Taxes.....	
.....per cent. penalty on redemption, State and County.....	
.....per cent. penalty on redemption, Special Taxes.....	
Delinquent State and County Taxes of 19....., No.	
Delinquent Poll Tax.....	
Delinquent Special School Tax in..... District.....	
Delinquent Special District Tax in..... District.....	
Delinquent Special District Tax in..... District.....	
Penalties for delinquency.....	

Penalties for delinquency.....		
Interest on above amounts from July 1, 19....., for State and County.....		
Interest on above amounts from July 1, 19....., for Special Taxes.....		
.....per cent. penalty on redemption, State and County.....		
.....per cent. penalty on redemption, Special Taxes.....		
Delinquent State and County Taxes of 19....., No.....		
Delinquent Poll Tax.....		
Delinquent Special School Tax in..... District.....		
Delinquent Special District Tax in..... District.....		
Delinquent Special District Tax in..... District.....		
Penalties for delinquency.....		
Interest on above amounts from July 1, 19....., for State and County.....		
Interest on above amounts from July 1, 19....., for Special Taxes.....		
.....per cent. penalty on redemption, State and County.....		
.....per cent. penalty on redemption, Special Taxes.....		
Total amount necessary to redeem.....	\$ 112	70

THIS STATEMENT DOES NOT INCLUDE TAX OF CURRENT YEAR

STATE OF CALIFORNIA } ss.
COUNTY OF SAN DIEGO }

I, C. R. HAMMOND, County Auditor, in and for said County, State aforesaid, do hereby certify that the foregoing statement contains a full and correct estimate of the amount for which the above real estate was sold to the state, with the penalties for delinquency included therein; also the penalties on redemption computed in accordance with law and the provisions of Section three thousand eight hundred and seventeen of the Political Code, as it existed at the time said real estate was sold.

WITNESS my hand and seal of office, affixed at San Diego, this 21 day of June 1917

C. R. Hammond County Auditor.

By..... Deputy.

Office of the County Treasurer,
County of San Diego.

Received of *G. C. Brough atty* Redemptioner
112 70 Dollars,

in lawful money of the United States, upon redemption of the within described real estate, in accordance with law and the provisions of Section three thousand eight hundred and seventeen of the Political Code, as it existed at the time said real estate was sold.

Witness my hand this 21 day of June 1917
GEO. W. [Signature] County Treasurer.

By..... Deputy.

Received of the above-named Redemptioner, a copy of the within estimate, certificate and receipt, the day and year first above written.

C. R. Hammond County Auditor.

By..... Deputy.

CERTIFICATE OF REDEMPTION OF REAL ESTATE PURCHASED BY THE STATE

ESTIMATE of the amount required to redeem the within described real estate, which was sold to the State on the 1 day of July 1894, for the delinquent taxes of 1894 installment, and redeemed on the day of 191, in accordance with law and the provisions of Section three thousand eight hundred and seventeen of the Political Code, as it existed at the time said real estate was sold.

Assessed to [Handwritten Name] DESCRIPTION OF REAL ESTATE

✓ 1/2 of NE 1/4
✓ 1/4 of NE 1/4 13-13-28
✓ 1/4 of SE 1/4
Redman [Handwritten Name]

Assessed Value of property for the year of sale 3349.1 \$960

Table with columns for tax type and amount. Rows include Delinquent State and County Taxes of 1894, Delinquent Poll Tax, Delinquent Special School Tax in [District], Delinquent Special District Tax in [District], Penalty for delinquency, Costs, Sold to State for, Interest on above amounts from date of sale, Delinquent State and County Taxes of 1895, No. 9/15, Delinquent Poll Tax, Delinquent Special School Tax in [District], Delinquent Special District Tax in [District], Penalties for delinquency, Interest on above amounts from July 1, 1900, Delinquent State and County Taxes of 1896, No. 10/10, Delinquent Poll Tax, Delinquent Special School Tax in [District], Delinquent Special District Tax in [District], Penalties for delinquency, Interest on above amounts from July 1, 1899, Delinquent State and County Taxes of 1897, No. 9/13.

Delinquent Special District Tax in..... District.....	
Penalties for delinquency.....	
Interest on above amounts from July 1, 19 ¹⁹¹⁷ , for State and County.....	3 17
Interest on above amounts from July 1, 19....., for Special Taxes.....	
.....per cent. penalty on redemption, State and County.....	
.....per cent. penalty on redemption, Special Taxes.....	
Delinquent State and County Taxes of 19 ¹⁹¹⁷ , No. ^{7/124}	17 02
Delinquent Poll Tax.....	
Delinquent Special School Tax in..... District.....	12 70
Delinquent Special District Tax in..... District.....	
Delinquent Special District Tax in..... District.....	
Penalties for delinquency.....	
Interest on above amounts from July 1, 19....., for State and County.....	3 17
Interest on above amounts from July 1, 19....., for Special Taxes.....	
.....per cent. penalty on redemption, State and County.....	
.....per cent. penalty on redemption, Special Taxes.....	
Delinquent State and County Taxes of ¹⁹¹⁸ , No. ^{7/124}	18 72
Delinquent Poll Tax.....	
Delinquent Special School Tax in..... District.....	2 20
Delinquent Special District Tax in..... District.....	
Delinquent Special District Tax in..... District.....	
Penalties for delinquency.....	
Interest on above amounts from July 1, 19....., for State and County.....	3 17
Interest on above amounts from July 1, 19....., for Special Taxes.....	
.....per cent. penalty on redemption, State and County.....	
.....per cent. penalty on redemption, Special Taxes.....	
Delinquent State and County Taxes of ¹⁹¹⁸ , No. ^{7/124}	16 80
Delinquent Poll Tax.....	
Delinquent Special School Tax in..... District.....	1 20
Delinquent Special District Tax in..... District.....	
Delinquent Special District Tax in..... District.....	
Penalties for delinquency.....	
Interest on above amounts from July 1, 19....., for State and County.....	3 17
Interest on above amounts from July 1, 19....., for Special Taxes.....	
.....per cent. penalty on redemption, State and County.....	
.....per cent. penalty on redemption, Special Taxes.....	
Delinquent State and County Taxes of 19 ¹⁹¹⁸ , No. ^{7/124}	16 64
Delinquent Poll Tax.....	
Delinquent Special School Tax in..... District.....	1 44
Delinquent Special District Tax in..... District.....	
Delinquent Special District Tax in..... District.....	
Penalties for delinquency.....	
Interest on above amounts from July 1, 19....., for State and County.....	3 17
Interest on above amounts from July 1, 19....., for Special Taxes.....	
.....per cent. penalty on redemption, State and County.....	
.....per cent. penalty on redemption, Special Taxes.....	
Delinquent State and County Taxes of 19 ¹⁹¹⁸ , No. ^{7/124}	18 00
Delinquent Poll Tax.....	
Delinquent Special School Tax in..... District.....	1 20
Delinquent Special District Tax in..... District.....	
Delinquent Special District Tax in..... District.....	
Penalties for delinquency.....	
Interest on above amounts from July 1, 19....., for State and County.....	3 17
Interest on above amounts from July 1, 19....., for Special Taxes.....	
.....per cent. penalty on redemption, State and County.....	
.....per cent. penalty on redemption, Special Taxes.....	
Delinquent State and County Taxes of 19 ¹⁹¹⁸ , No. ^{7/124}	18 00
Delinquent Poll Tax.....	

.....per cent. penalty on redemption, Special Taxes.....	
Delinquent State and County Taxes of 1902, No. 7/61	19 00
Delinquent Poll Tax.....	
Delinquent Special School Tax in..... District.....	96
Delinquent Special District Tax in..... District.....	
.....per cent. penalty on redemption, State and County.....	
.....per cent. penalty on redemption, Special Taxes.....	18 07
Delinquent State and County Taxes of 1903, No. 7/61	
Delinquent Poll Tax.....	
Delinquent Special School Tax in..... District.....	11 0
Delinquent Special District Tax in..... District.....	
Delinquent Special District Tax in..... District.....	
Penalties for delinquency.....	
Interest on above amounts from July 1, 19....., for State and County.....	
Interest on above amounts from July 1, 19....., for Special Taxes.....	2 16
.....per cent. penalty on redemption, State and County.....	
.....per cent. penalty on redemption, Special Taxes.....	
Total amount necessary to redeem.....	\$ 273 95

THIS STATEMENT DOES NOT INCLUDE TAX OF CURRENT YEAR

STATE OF CALIFORNIA } ss.
 COUNTY OF SAN DIEGO

I. C. R. HAMMOND, County Auditor, in and for said County, State aforesaid, do hereby certify that the foregoing statement contains a full and correct estimate of the amount for which the above real estate was sold to the state, with the penalties for delinquency included therein; also the penalties on redemption computed in accordance with law and the provisions of Section three thousand eight hundred and seventeen of the Political Code, as it existed at the time said real estate was sold.

WITNESS my hand and seal of office, affixed at San Diego, this 21 day of June 1911
I. C. R. Hammond County Auditor.

By..... Deputy.

Office of the County Treasurer,
 County of San Diego.

Received of *G. B. Brouch* Redemptioner
 273 95 Dollars,

in lawful money of the United States, upon redemption of the within described real estate, in accordance with law and the provisions of Section three thousand eight hundred and seventeen of the Political Code, as it existed at the time said real estate was sold.

Witness my hand this 21 day of June 1911
GEO. W. [Signature] County Treasurer.

By..... Deputy.

Received of the above-named Redemptioner, a copy of the within estimate, certificate and receipt, the day and year first above written.

I. C. R. Hammond County Auditor.

By..... Deputy.

CERTIFICATE OF REDEMPTION OF REAL ESTATE PURCHASED BY THE STATE

ESTIMATE of the amount required to redeem the within described real estate, which was sold to the State on the 14 day of July 1893 for the delinquent taxes of 1892 installment, and redeemed on the day of 191, in accordance with law and the provisions of Section three thousand eight hundred and seventeen of the Political Code, as it existed at the time said real estate was sold.

Assessed to

James W. Wain Co

DESCRIPTION OF REAL ESTATE

1/2 Sec 14 T17R1E
1/4 of NW 1/4 Sec 14 of T17R1E
1/4 of SW 1/4 of T17R1E
1/4 of SE 1/4 of T17R1E
1/4 of NE 1/4 of T17R1E
26 - 17 - 1E
27 - 12 - 1E

Redemp made under
Order of Sup Court

Assessed Value of property for the year of sale \$1750

Table with columns for tax descriptions (Delinquent State and County Taxes, Delinquent Poll Tax, Delinquent Special School Tax, etc.) and amounts. Includes handwritten entries for years 1892, 1895, 1896, 1897 and various tax numbers.

Delinquent State and County Taxes of 1.000, No. 7/7	District	9.97
Delinquent Special School Tax in		476
Interest on the above amounts from July 1st, 1		33.54
Delinquent State and County Taxes, 1.898, No. 7/7		
Delinquent Special School Tax in	District	476
Interest on the above amounts from July 1st, 1		36.12
Delinquent State and County Taxes of 1.899, No. 7/147		
Delinquent Special School Tax in	District	476
Interest on the above amounts from July 1st, 1		35.74
Delinquent State and County Taxes of 1.900, No. 7/70		
Delinquent Special School Tax in	District	476
Interest on the above amounts from July 1st, 1		38.70
Delinquent State and County Taxes of 1.901, No. 7/71		
Delinquent Special School Tax in	District	476
Interest on the above amounts from July 1st, 1		38.70
Delinquent State and County Taxes of 1.902, No. 7/66		
Delinquent Special School Tax in	District	476
Interest on the above amounts from July 1st, 1		38.70
Delinquent State and County Taxes of 1.903, No. 7/66		
Delinquent Special School Tax in	District	476
Interest on the above amounts from July 1st, 1		28.96
Delinquent State and County Taxes of 1.884, No. 7/36		
Delinquent Special School Tax in	District	476
Interest on the above amounts from July 1st, 1		476
Total amount necessary to redeem		\$ 535.11

THIS STATEMENT DOES NOT INCLUDE TAX OF CURRENT YEAR

STATE OF CALIFORNIA }
 COUNTY OF SAN DIEGO } SS.

I, C. R. HAMMOND, County Auditor, in and for said County, State aforesaid, do hereby certify that the foregoing statement contains a full and correct estimate of the amount for which the above real estate was sold to the State, with the penalties for delinquency included therein; also the penalties on redemption computed in accordance with law and the provisions of Section three thousand eight hundred and seventeen, as it existed at the time said real estate was sold.

Witness my hand, affixed at San Diego, this 21 day of June 1921

C. R. Hammond County Auditor.

By _____ Deputy.

Office of the County Treasurer,
 County of San Diego.

Received of *66 Brough* _____ Redemptioner

535.11 _____ Dollars,

in lawful money of the United States, upon redemption of the within described real estate, in accordance with law and the provisions of Section three thousand eight hundred and seventeen of the Political Code, as it existed at the time said real estate was sold.

Witness my hand this 21 day of June 1921
Geo. W. [Signature] County Treasurer.

Received of the above-named Redemptioner, a copy of the within estimate, certificate and receipt, the day and year first above written.

C. R. Hammond County Auditor.

By _____ Deputy.

Handwritten signature

Jan. 20, 1912.

Dear Sir:

We understand that you own land in the Linda Vista District, San Diego, County, California. The history of the Linda Vista District is as follows: \$175,000. worth of bonds were voted by the people in the District and sold. The money was spent in surveying, acquiring dam sites, rights of way, etc. The bonds matured, suit was brought in court, and the Supreme Court declared valid the District and bonds. Judgment was rendered, and including interest, it amounted to over \$320,000.

The Live Oak Corporation bought up these judgments and have offered a compromise of 50¢ on the dollar. The Linda Vista Board of Directors accepted the offer and made an assessment. The Live Oak Corporation took a deed to the dam site and cancelled \$51,000. worth of bonds, leaving \$278,000. yet to be paid for by the land owners, which, on the basis of 50¢ on the dollar, amounts to about \$137,000. \$100,000. has already been paid in by the property owners, including Mr. J. D. Spreckels, the San Diego Land & Town Co., Mr. A. G. Gassen, Mr. George Gilbert, Mr. Sam Ferry Smith, and the city of San Diego will shortly pay its proportion amounting to \$7000.

I find that you are assessed for \$ _____, which is the assessment against the property supposed to be owned by you in the District. By paying one half of this amount to Mr. F. W. Jackson, Treasurer for Linda Vista Irrigation District, care of the First National Bank of San Diego, together with 6% interest from date of September 12th, 1911, you can take advantage of the 50¢ on the dollar settlement, providing you pay up on or before the 15th of February, 1912.

These assessments were legally made by the Directors of the Linda Vista District and are lawful taxes, which are already delinquent. Your property will be sold for these taxes about the 26th day of February, 1912.

In case you pay this assessment, the Live Oak Corporation guarantee you against all future assessments, and have agreed at their own expense to dissolve the District; thereby forever clearing the title to the lands included in the District. As you probably know, these outstanding bonds have been a cloud on the title to the property, with the result that there has been no development of any kind whatsoever within the District within the last twenty years.

As soon as the District is dissolved, it is the intention of a new water company, a private corporation, to put water on the Linda Vista Mesa. This will materially enhance the value of all the Linda Vista realty and be a great benefit to San Diego city and County.

LIVE OAK CORPORATION?

Per _____

NOTE. The assessment roles show the following described property is standing in your name and assessed to you.

D E E D

THIS DEED made this third day of November, 1916, by THE LIVE OAK CORPORATION, a corporation duly organized and existing under and by virtue of the Laws of the State of California, Grantor, to WILLIAM G. HENSHAW, Grantee, WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00), and other valuable considerations, THE LIVE OAK CORPORATION, a corporation, Grantor, does hereby remise, release and quit-claim unto WILLIAM G. HENSHAW, the Grantee herein, all that real property situated in the County of San Diego, State of California, bounded and described as follows, to-wit:

The West half ($W\frac{1}{2}$) of Section Fourteen (14), Township Twelve (12) South, Range One (1) East, S. B. M.

The West half ($W\frac{1}{2}$) of Southwest Quarter ($SW\frac{1}{4}$); Northwest Quarter ($NW\frac{1}{4}$); Southwest Quarter ($SW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$); Southeast Quarter ($SE\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$); Northwest Quarter ($NW\frac{1}{4}$) of Southeast Quarter ($SE\frac{1}{4}$); Northeast Quarter ($NE\frac{1}{4}$) of Southwest Quarter ($SW\frac{1}{4}$), all in Section Twenty-three (23), Township Twelve (12) South, Range One (1) East, S. B. M.

The West half ($W\frac{1}{2}$) of Northwest Quarter ($NW\frac{1}{4}$); Southeast Quarter of Northwest Quarter ($NW\frac{1}{4}$); Northwest Quarter ($NW\frac{1}{4}$) of Southwest Quarter ($SW\frac{1}{4}$), all in Section Twenty-six (26), Township Twelve (12) South, Range One (1) East, S. B. M.

The Southeast Quarter ($SE\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$); the North half ($N\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$); the North half ($N\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$); the Southwest Quarter ($SW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$); Southeast Quarter ($SE\frac{1}{4}$) of Northwest Quarter ($NW\frac{1}{4}$), all in Section Twenty-seven (27), Township Twelve (12) South, Range One (1) East, S. B. M.

The East half ($E\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$) of Section Eleven (11), Township Thirteen (13) South, Range One (1) West, S. B. M.

The Northwest Quarter ($NW\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$), Section Twelve (12), Township Thirteen (13) South, Range One (1) West, S. B. M.

The Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$); the South half (S $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$); the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), all in section Thirteen (13), Township Thirteen (13) South, Range Two (2) East.

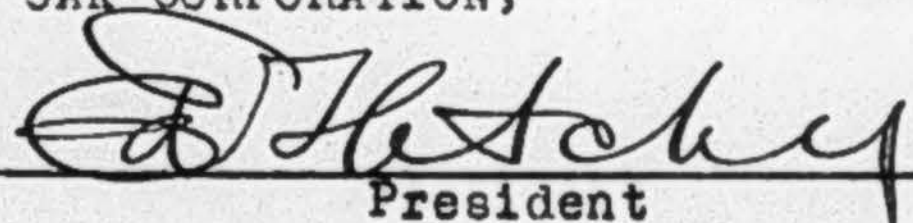
The South Half (S $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) and the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) Section Thirteen (13), Township Thirteen (13) South, Range Two (2) East, S. B. M.

TO HAVE AND TO HOLD the above granted and described premises, unto the said Grantee his heirs and assigns, forever, together with all waters, water rights, rights of way, appurtenances and privileges thereunto belonging and appertaining.

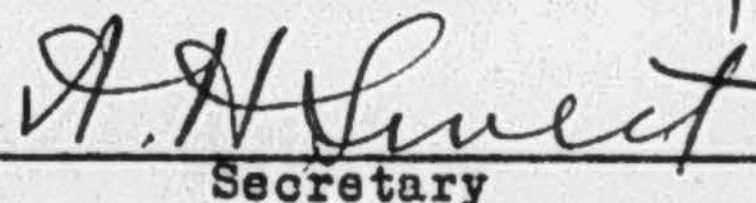
IN WITNESS WHEREOF, the said Grantor has caused this Indenture to be executed in its corporate name and under its corporate seal on this 3rd day of Nov., A. D. 1916, by its President and Secretary thereunto duly authorized by a resolution of its Board of Directors duly and regularly passed, and adopted at a meeting of said Board duly held on the third day of November, A. D. 1916, at which all of the Directors of said Grantor were present and by the consent of the Stockholders of the Grantor, holding more than two-thirds of the issued capital stock of said Grantor, expressed by a vote at a stockholders meeting of said Grantor duly and regularly called and held for that purpose at the office of said Grantor in the City of San Diego, County of San Diego, State of California, on the 3rd day of November, A. D. 1916.

THE LIVE OAK CORPORATION,

By


President

Attest:


Secretary



State of California,
COUNTY OF SAN DIEGO

} ss.

On this 3rd day of November A. D., 1916, before me,
Ray D. Makin a Notary Public in and for
said County of San Diego, State of California, residing therein, duly commissioned and
sworn, personally appeared C. J. Fletcher
known to me to be the President, and A. H. Sweet
known to me to be the Secretary of the Corporation that executed the within
instrument, known to me to be the persons who executed the within Instrument on behalf of
the Corporation therein named, and acknowledged to me that such Corporation 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.

Ray D. Makin
Notary Public in and for San Diego County, State of California.

1 KNOW ALL MEN BY THESE PRESENTS: That we, the undersigned
2 William G. Henshaw, Ed Fletcher and A. H. Sweet, being all of
3 the stockholders of record of Live Oak Corporation, a corporation
4 organized and existing under the laws of the State of California,
5 and the stockholders of said corporation holding of record more
6 than two-thirds of the issued capital stock of said corporation
7 to-wit: all of said capital stock, do hereby consent to the
8 transfer and conveyance to William G. Henshaw, of all the property
9 described or referred to in the annexed deed, and we hereby con-
10 sent to the execution and delivery of said deed and we hereby
11 ratify and approve the resolution passed by the Board of Directors
12 of said corporation authorizing the said sale and conveyance.

13 IN WITNESS WHEREOF we have hereunto set our hands this 3rd
14 day of November 1916.

15 W. G. Henshaw
16 Ed Fletcher
17 A. H. Sweet

18 State of California,)
19 County of San Diego.) SS.

20 On this 3rd day of November A. D. 1916, before me _____
21 Ray S. Perkins a Notary Public in and for said county and
22 state personally appeared William G. Henshaw, Ed Fletcher and A.H.
23 Sweet, known to me to be the persons whose names are subscribed
24 to the foregoing instrument, and they duly acknowledged to me that
25 they executed the same.

26 IN WITNESS WHEREOF, I have hereunto set my hand and affixed
27 my official seal at my office in the City of San Diego, County of
28 San Diego, State of California, the day and year in this certifi-
29 cate first above written.

30 Ray S. Perkins
31 Notary Public in and for the County
32 of San Diego, State of California.
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MEMORANDUM AND EXTENDING UNDER THE TERMS OF THE ARTS OF CIVILIAN'S
THE PROCEEDINGS OF RECORD OF THE LIVE OAK CORPORATION'S CORPORATION
WILLIAM G. HENSHAW' BY DIRECTOR AND A. H. SWEET' PART OF
WHICH WITH OTHERS WERE PRESENT: THAT AS THE UNDERSIGNED

I, A. H. Sweet, Secretary of Live Oak Corporation, a corporation organized under the laws of the State of California, do hereby certify that I am the Secretary of said corporation, and of its Board of Directors, and that William G. Henshaw, Ed Fletcher and A. H. Sweet were, on the 3rd day of November 1916, the holders of record of more than two-thirds of the issued capital stock of said corporation, to-wit: the holders of record of all said capital stock.

IN WITNESS WHEREOF I have hereunto set my hand and the seal of said corporation this 3rd day of November, 1916. .

A. H. Sweet
Secretary of Live Oak Corporation.

State of California, }
County of San Diego. } SS.

On this 3rd day of November A. D. 1916, before me _____
Ray P. Makin a Notary Public in and for the said County and State, personally appeared A. H. Sweet, known to me to be the person whose name is subscribed to the foregoing instrument as Secretary of Live Oak Corporation, and he acknowledged to me that he executed the same as such Secretary.

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

Ray P. Makin
Notary Public in and for said County of San Diego, State of California.



Mail to

Ed Fletcher Co.

920-8th St.

San Diego, Calif.

*Recd
Live Oak 9/15/15
William G. Henderson
190*

INDEXED

RECORDED AT REQUEST OF

Ed Fletcher (Mahan)

DEC 11 1915

PAGED

At 32 Min. past 11 o'clock A. M.

In Book No. 723 of Woods

Page 170 Et. Seq., Records of

SAN DIEGO COUNTY, CALIFORNIA

JOHN H. FERRY, County Recorder

By John H. Ferry

Fee \$ 2.00

16

COMPARED:

John H. Ferry

DEPUTY COUNTY RECORDER

1 IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA,
2 IN AND FOR THE COUNTY OF SAN DIEGO.

3 -----oOo-----

4 WILLIAM G. HENSHAW,

5 Plaintiff,

6 -vs-

7 A. F. CORNELL, as Tax Collector of the
8 County of San Diego, State of California,
9 C. R. HAMMOND, as County Auditor of the
10 County of San Diego, State of California,
11 and GEORGE W. HESTON, as County Treasurer
of the County of San Diego, State of
California,

12 Defendants.

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COMPLAINT.

-----oOo-----

14 Comes now the plaintiff and complains of the de-
15 fendants and for cause of action alleges:

16 I

17 That the defendant A. F. Cornell is the duly elected,
18 qualified and acting Tax Collector in and for the County of San
19 Diego, State of California.

20 That the defendant C. R. Hammond is the duly elected,
21 qualified and acting County Auditor in and for the County of
22 San Diego, State of California.

23 That the defendant George W. Heston is the duly
24 elected, qualified and acting County Treasurer in and for the
25 County of San Diego, State of California.

26 II

27 That the plaintiff is now, and for a long time prior
28 hereto has been, the owner in fee, entitled to the possession
29 of, and in the possession of all that certain real property
30 situate in the County of San Diego, State of California, bounded
31 and described as follows, to-wit:

1 PARCEL NUMBER ONE.

2 The East half (1/2) of the Southeast quarter (1/4) of
3 Section Eleven (11), Township Thirteen (13) South, Range One (1)
4 West, S. B. M.

5 PARCEL NUMBER TWO.

6 The Northwest quarter (1/4) of the Southwest quarter
7 (1/4) of Section Twelve (12), Township Thirteen (13) South, Range
8 One (1) West, S. B. M.

9 PARCEL NUMBER THREE.

10 The West half (1/2) of Section Fourteen (14); the West
11 half (1/2) of the Northwest quarter (1/4) ^{and} of the Southeast
12 quarter (1/4) of the Northwest quarter (1/4), and the Northwest
13 quarter (1/4) of the Southwest quarter (1/4) of Section Twenty-six
14 (26); (and the Northeast quarter (1/4) ^{and} of the Southeast quarter
15 (1/4) of the Northwest quarter (1/4), and the North half (1/2) of
16 the Southwest quarter (1/4) of Section Twenty-seven (27), all in
17 Township Twelve (12) South, Range One (1) East, S. B. M.

18 PARCEL NUMBER FOUR.

19 The East half (1/2) of the Northeast quarter (1/4), the
20 Southwest quarter (1/4) of the Northeast quarter (1/4), and the
21 Northwest quarter (1/4) of the Southeast quarter (1/4) of Section
22 Thirteen (13), Township Thirteen (13) South, Range Two (2) East,
23 S. B. M.

24 III

25 That plaintiff is informed and believes, and upon such
26 information and belief alleges the fact to be, that the defendant
27 A. F. Cornell, as such Tax Collector, has executed and delivered
28 to the State of California, tax deeds pretending to convey and
29 attempting to convey to the State of California the above described
30 premises, or some part or portion thereof, for alleged and pre-
31 tended delinquent State and County taxes pretended to have been
32 assessed thereon by the County of San Diego, State of California.

1 pretending, purporting and attempting by such conveyances to divest
2 plaintiff's predecessors in interest of their title in and to
3 said premises, or some part thereof, and to vest the title there-
4 to in the said State of California, and that the defendant A. W.
5 Cornell, as such Tax Collector, threatens to sell, and unless re-
6 strained by an order of this court will sell, the foregoing
7 described property at public auction to the highest bidder for
8 cash in lawful money of the United States, attempting by such
9 sale to divest the plaintiff herein of his title in and to said
10 premises and to vest the same in the said purchaser at said sale.

11 IV.

12 That the said Tax Collector intends to take said action
13 by virtue and authority of certain pretended assessments made
14 of said premises by the County Assessor of the County of San
15 Diego, State of California, for the State and County taxes upon
16 the said premises for the years following, to-wit:

17 Parcel Number One, for the years 1894, 1895, 1896,
18 1897, 1898, 1899 and 1900.

19 Parcel Number Two, for the years 1895, 1896, 1897,
20 1898, 1899 and 1900.

21 Parcel Number Three, for the years 1884, 1892, 1893,
22 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902 and 1903.

23 Parcel Number Four, for the years 1894, 1895, 1896,
24 1897, 1898, 1899, 1900, 1901, 1902 and 1903.

25 That upon the said assessments certain purported and
26 pretended Certificates of Sale were issued by the said County
27 Tax Collector of the County of San Diego to the State of
28 California, and thereafter, and on or about the 15th day of
29 February, 1904, the said County Tax Collector made and issued
30 to the State of California certain pretended deeds, attempting
31 thereby to convey to the State of California the title to the
32 said premises.
33

V

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2 Plaintiff alleges on information and belief that each
3 and all of said assessments are irregular, invalid and illegal;
4 that no valid assessments have ever been made of the said premises
5 hereinbefore described, or any portion thereof, by the Assessor
6 of the County of San Diego, State of California, between the first
7 Monday of March and the first Monday of July of the years wherein
8 the same purported to have been assessed, or at all; that the
9 Assessor of said County did not in said years, or at all, ascertain
10 the names of the taxable inhabitants and of property in said
11 County subject to taxation, and did not assess such property to
12 the persons by whom it was owned or claimed, or in whose pos-
13 session and control it was at 12 o'clock M. on the first Monday
14 of March, in the year wherein the same was assessed; that said
15 Assessor did not prepare an assessment book with appropriate head-
16 ings alphabetically arranged, in which he listed all the property
17 within said County, and that in said assessment books prepared
18 by him he did not specify in separate columns under the appropriate
19 heads the names of the persons to whom the property is assessed,
20 or any description of the said property sufficient to identify
21 the same, the school, road, and other revenue district in which
22 each of said pieces of property was situated, or the total value
23 of all property; that the Assessor did not on or before the
24 first Monday in July in said years, or any of them, complete
25 any legal assessment book containing a legal assessment of said
26 premises; that the Board of Supervisors of said County did not
27 meet on the first Monday of July of said years, or at all, to
28 examine the assessment book and equalize the assessment of prop-
29 erty in the said County according to law; that the Board of
30 Supervisors of said County did not on the first Monday of
31 October of each of said years fix the rate of County taxes,
32 designating the number of cents on each one hundred dollars
33

1 of property of property levied for each fund, and did not accord-
2 ing to law levy the State and County taxes upon the taxable prop-
3 erty of the said County, or any taxes upon the property hereinbe-
4 fore described; that the County Auditor of said County did not
5 on or before the second Monday of October of each of said years
6 deliver any assessment book of the taxes of said year or years
7 to the Tax Collector of said County, containing a description of
8 the premises hereinbefore described, or any part thereof.; that
9 the said Tax Collector of said County did not, within ten days
10 after the receipt of the pretended assessment rolls of the said
11 County, publish any notice notifying the tax payers of said
12 County that the taxes would become delinquent on the last Monday
13 in November next thereafter at 6 o'clock, P. M., and that unless
14 paid prior thereto, five per cent. would be added to the amount
15 thereof, and the time and place at which payment of taxes might
16 be made, and did not publish said notice for two weeks in a weekly
17 or daily newspaper published in said County.

18 VI

19 Plaintiff is informed and believes, and upon information
20 and belief alleges the fact to be, that the Tax Collector of the
21 County of San Diego, State of California, in each of said years
22 wherein the hereinbefore described property was claimed to have
23 been sold to the State, did not, within five years before the
24 first Monday in June, or at all, of each of said years, publish
25 in a newspaper published in said County, or in any newspaper, once
26 a week for three successive weeks, or at all, a delinquent list
27 which contained the names of the persons and description of the
28 property delinquent and the amount of taxes and costs due opposite
29 each name and description, with the taxes due on personal property
30 added to the taxes on real estate where the real estate was
31 liable therefor, or for the several taxes due from the same per-
32 son, or any descriptions of the real estate hereinbefore
33

1 described, or any part thereof.

2 VII

3 That the plaintiff is informed and believes, and upon
4 such information and belief alleges the fact to be, that the day
5 of the pretended sales fixed by the said Tax Collector was less
6 than twenty-one days from the time fixed for the publication
7 thereof, and that the place of sale was inside of the Tax Col-
8 lector's office and not in front thereof, as provided by Section
9 3768 of the Political Code of the State of California; that said
10 Tax Collector did not, on the day fixed for said pretended sale,
11 or any subsequent day to which he postponed it, strike off the
12 property hereinbefore described to the State of California, as
13 purchaser thereof, and did not make and execute a duplicate
14 certificate thereof to the County; that said Tax Collector did
15 not make out a certificate of delinquent tax sale for said here-
16 inbefore described premises, or any part thereof, for said years,
17 or any of them, which contained a description for each piece or
18 tract of land sold, dated on the date of sale, or at all, and did
19 not sign any such certificate or certificates, and did not file
20 the same with the County Recorder, as required by law, or at all,
21 and no such certificate or certificates were or are in a book
22 filed in the Recorder's office or other place.

23 VIII

24 That plaintiff is informed and believes, and upon such
25 information and belief alleges the fact to be, that the said
26 State of California did not, nor did any officer or agent there-
27 of, thirty days prior or previous to the expiration of the time
28 fixed for the redemption of said property from said pretended
29 sale, or at all, or thirty days before the said State applied
30 for a deed, or at all, serve upon the owner or owners of the
31 hereinbefore described property, or any part or parcel thereof,
32 or upon any person occupying the said property, or any part or
33

1 parcel thereof, a written, or any notice, stating that said prop-
2 erty, or any portion thereof, had been sold for delinquent
3 taxes, giving the date of the sale, the amount of the property
4 sold, the amount for which it was sold, the amount then due, the
5 time when the right of redemption would expire, or when the said
6 purchaser would apply for a deed, or a notice of any such matters
7 or things, and did not at the same time, or at all, file in the
8 office of the County Recorder, or any other place, a duplicate
9 of such notice; that said State of California, nor any officer
10 nor agent thereof, did not post a similar notice in a conspicuous
11 place upon the said property for the period of thirty days, or
12 any time, prior to the application of said State for a deed, and
13 did not publish a similar notice, or any notice, in a newspaper
14 of general, or any, circulation, published in the County near the
15 property; on the contrary, plaintiff is informed and believes,
16 and therefore alleges the fact to be, that pretended deeds of
17 said premises, conveying said premises to the State of California,
18 were issued by the Tax Collector of the County of San Diego,
19 State of California, pretending to convey said premises to the
20 said State without any notice to any owner, occupant or claimant
21 of said premises, or any part thereof.

22 VIII

23 That plaintiff is informed and believes, and upon such
24 information and belief alleges the fact to be, that each and all
25 of the acts of said Tax Collector of the County of San Diego,
26 State of California, and all statutes and laws of said State
27 which authorize said Tax Collector to issue deeds to the State
28 of California, as hereinbefore alleged, and the sale of said
29 premises to the highest bidder, as said Tax Collector threatens
30 to do, will deprive plaintiff herein of his property without due,
31 or any, process of law, and that the said acts and the said
32 statutes, and each and all of them, are in contravention of the
33

1 Constitution of the United States and of the Constitution of the
2 State of California.

3 IX

4 That plaintiff is informed and believes, and upon such
5 information and belief alleges the fact to be, that by virtue of
6 the provisions of the laws of the State of California, ~~in~~ a deed
7 issued by said Tax Collector, when executed, acknowledged and ap-
8 proved, is made prima facie evidence that the property therein
9 described was assessed, as required by law, and was equalized, as
10 required by law, and that the assessment therein levied was in ac-
11 cordance with law; that the assessment was not paid; that at the
12 proper time and place said property was sold according to law, as
13 prescribed by law, and by the proper officer, and that said prop-
14 erty was not redeemed, and that the person who executed the said
15 deed was the proper person to execute the same according to law,
16 and that as to all other matters (except as to actual fraud) would
17 be conclusive evidence of the regularity of all other proceedings
18 concerning said assessment and sale from said assessment of the
19 said Assessor inclusive up to the execution of said deed, and said
20 deed is by statute declared to vest in the said grantee the ab-
21 solute title to the land therein described, free and clear from
22 all encumbrances; and if said deed is so executed as aforesaid,
23 the same will be and constitute a cloud upon the title of said
24 plaintiff herein to his said property.

25 That no suit can be maintained against the State to quiet
26 plaintiff's title in and to said property, and plaintiff will
27 have no remedy at law, and has therefore no plain, speedy or ade-
28 quate remedy at law, or at all, except by injunction; that should
29 the State hereafter sell or attempt to sell said property under
30 the provisions of the law in such cases made and provided, said
31 property would be sold in separate parcels and plaintiff would
32 then be obliged to maintain or defend a multiplicity of suits at
33

1 law to protect his rights in the premises.

2 X

3 Plaintiff alleges that had the premises hereinbefore
4 described been assessed according to law for each and all of
5 the years hereinbefore enumerated, and had been correctly
6 described therein upon the assessment roll for each and all of
7 said years, the amount of taxes which would have been assessed
8 thereon and against the said property for said years, and each
9 and all of them, wherein the same was not legally assessed and
10 for which the said property might now be re-assessed, would
11 amount to the sum of Eight Hundred Ninety-three and 76/100
12 Dollars (\$893.76), and no more, and that the total amount due
13 for original taxes which had not been paid upon said property
14 by reason of the failure of the proper officers to correctly
15 assess the same, would amount to said sum of Eight Hundred
16 Ninety-three and 76/100 Dollars (\$893.76), and no more.

17 XI

18 That plaintiff has had prepared by the defendant
19 C. R. Hammond, as County Auditor of the County of San Diego,
20 State of California, certificates of redemption of the said
21 property from the said illegal assessments, and the whole
22 thereof, and the said C. R. Hammond, as such County Auditor,
23 has fixed the amount necessary to redeem the said properties
24 from said tax sales, and the whole thereof, at Two Thousand
25 Five Hundred Fifteen and 71/100 Dollars (\$2,515.71), and re-
26 fuses to make any certificate of redemption, or to permit any
27 redemption thereof to be made for less than the said sum of
28 Two Thousand Five Hundred Fifteen and 71/100 Dollars (\$2,515.71).

29 XII

30 That the plaintiff, prior to the filing of this com-
31 plaint and the commencement of this suit, tendered to and offered
32 to pay to the defendant George W. Hoston, as County Treasurer of the
33 County of San Diego, State of California, for the said taxes due

1 upon said property the said sum of Eight Hundred Ninety-three
2 and 76/100 Dollars (\$893.76), being a sum equal to the amount
3 actually due upon said property for taxes, which said sum said
4 defendant George W. Heston, as such County Treasurer, refused
5 and still refuses to accept, and said George W. Heston, as such
6 County Treasurer refuses to accept any sum less than the said
7 sum of Two Thousand Five Hundred Fifteen and 71/100 Dollars
8 (\$2,515.71), as specified in the estimates of the said C. R.
9 Hammond, as County Auditor; that plaintiff now stands ready to
10 pay to the County Treasurer of the County of San Diego, State
11 of California, for the release of said property from the said
12 pretended claims of the State of California under said pretended
13 assessment, the said sum of Eight Hundred Ninety-three and
14 76/100 Dollars (\$893.76), so tendered to said George W. Heston,
15 as such County Treasurer.

16 WHEREFORE, plaintiff prays the court to grant a re-
17 straining order, restraining and enjoining the defendant A. F.
18 Cornell, as Tax Collector of the County of San Diego, State of
19 California, and his successors in office, or any other person,
20 from proceeding to advertise for sale, or to sell, or to execute
21 any deeds whatsoever to any person, for said premises, or any
22 part thereof, pending the final judgment in this action, and
23 that upon final hearing said order be made perpetual; that it
24 may be determined that each and every, all and singular, the
25 pretended assessments upon plaintiff's property, as hereinbefore
26 described are void, and of no effect, and that all such assess-
27 ments were levied without the authority of law, and are null and
28 void; that the sale of said land of plaintiff to the State of
29 California was made without authority of law, and is null and
30 void; that all certificates of sale of said premises be declared
31 null and void and canceled, and that all deeds to the State of
32 California for said premises be declared null and void and can-
33 celed; and that the defendant C. R. Hammond, as County Auditor

of the County of San Diego, State of California, be directed to cancel all certificates now in his possession or under his control, attempting to vest in the State of California a lien upon said premises, or any part thereof; and that said George W. Heston, as County Treasurer of the County of San Diego, State of California, be ordered to accept the sum tendered by plaintiff, as aforesaid, for said property, in full settlement of all taxes claimed by the County of San Diego, State of California, against the premises hereinbefore described, and every part and parcel thereof, and that the defendant C. R. Hammond, as County Auditor of the County of San Diego, State of California, be ordered and directed to make certificates of redemption in accordance therewith; and for such other and further relief as may seem meet and proper in the premises.

CHARLES C. CROUCH
Attorney for Plaintiff.

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State of California,)
County of San Diego,) ss.

CHARLES C. CROUCH, being first duly sworn, deposes and says:

That he is the attorney for the plaintiff in the above entitled action, and as such makes this verification for and on behalf of the plaintiff herein; that he has read the foregoing complaint and knows the contents thereof, and that the same is true of his own knowledge, except as to the matters which are therein stated on information and belief, and as to those matters that he believes them to be true.

That the plaintiff William G. Henshaw is not a resident of, and does not reside in, the County of San Diego, State of California, the county wherein affiant resides and where

1 this complaint is to be filed, and affiant makes this verifica-
2 tion for that reason.

3
4 CHARLES C. CROUCH

5 Subscribed and sworn to before me
6 this _____ day of December, 1980.

7 AMABELA J. SUITE
8 Notary Public in and for the County
9 of San Diego, State of California.
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Service of the within admitted and copy

thereof received this _____ day of

_____ 192_____

Attorney _____ for _____

No. **33991** Dept.

IN THE
Superior Court
OF THE
State of California
IN AND FOR THE
County of San Diego

WILLIAM G. HENSHAW,

Plaintiff

vs.

A. F. CORNELL, as Tax
Collector, et al,

Defendants

C O M P L A I N T

CHARLES C. CROUCH

Attorney for **Plaintiff.**

OWL BUILDING
SAN DIEGO, CALIFORNIA
PHONE, MAIN 4117

HENSHAW'S LIVE OAK PROPERTY & LIVE OAK CORPORATION

From the papers to Ed Fletcher, the following letters were removed to the alphabetized correspondence files:

BLACK, P.C.

Black to Fletcher, 8/11/22

Fletcher to Black, 8/16/22

CROUCH, Charles C.

Crouch to Fletcher, 10 Letters, 11/25/19, 12/4/19

10/28/20, 2/9/21, 2/26/21, 3/25/21, 11/30/21

4/29/21, 6/24/21, 8/30/22

Fletcher to Crouch, 2 letters, 10/27/20, 11/13/20

MEF to Crouch, 5/12/21

HENSHAW, Wm. G.

Fletcher to Henshaw, 2 letters, 6/2/19, 7/22/21

Henshaw to Fletcher, 5/28/19, 9/2/22

LEES, Wm.

Fletcher to Lees, 2 letters, 9/1/22, 9/19/22

Lees to Fletcher 9/19/22

SOUTHERN TITLE GUARANTY COMPANY, to Fletcher, 9/11/22

Fletcher to TREATOR, John, 9/12/22

Ed Fletcher Papers

1870-1955

MSS.81

Box: 44 Folder: 22

**Business Records - Business Partnerships -
Henshaw, William - Henshaw Properties at
Live Oak: includes Live Oak Corporation
deed and 1920 complaint to San Diego taxes**



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