

1055 Acoma St.
Denver, Colo.

4th/₁₁ Jan - 1930.

Mr. E. Fletcher.
Fletcher Bldg.
San Diego, Calif.

Dear Sir.

I received a letter from Miss Wolcott -
today with your correspondence enclosed.
I had Mr. Odum write you last week.
That I would like to dispose of the property
The terms you state in Miss Wolcott's letter
One Thousand Dollars down, & one Thousand
Dollars a year, with Seven per-cent Interest
Would be satisfactory.

Hoping to hear from you at your Convenience

Sincerely Yours.

Lo.

Col. E. Fletcher.

Margaret M. Donough Sullivan
1055 Acoma St. Denver, Colo.

January 7th, 1930.

Mrs. Margaret McDonough Sullivan
1055 Acoma Street
Denver, Colorado.

Dear Madam:

Answering yours of the 4th, it is my understanding
that you will take \$400 an acre for the land, \$1000
down and \$1000 a year, with 7% interest.

I cannot give you a final answer today, but if you
will confirm this by letter, I will see what I can
do and give you an answer within two or three weeks,
you to pay for the certificate of title and show the
property free and clear of encumbrance.

Yours very truly,

EF:GMF

ARNOLD A. ODLUM
ATTORNEY AT LAW
1227 1ST NATIONAL BANK BLDG. PHONE MAIN 5904
DENVER, COLORADO

January 17, 1930.

Mr. Ed Fletcher,
1020 - 9th St.,
San Diego, Calif.

Dear Sir: Inre: Property of Margaret McDonough Sullivan.

Your letter addressed to Miss Clara Wolcott under date of December 23, 1929, in reference to the property owned by Margaret McDonough Sullivan, together with the map, were forwarded to Mrs. Sullivan of this city and she has requested me to write you as follows:

She desires to sell all of the property owned by her as indicated on the map and will accept not less than \$400.00 an acre on such terms as may be suitable to the purchaser, however, not less than \$1000.00 as a down payment.

We rely on you to obtain as much more than \$400.00 an acre as is possible. Mrs. Sullivan is much in need of funds and would appreciate the best possible transaction which you could make in her behalf.

Mrs. Sullivan and her husband are now in the office and Mrs. Sullivan is endorsing her name hereon to show her acceptance of the statements above set forth.

The map enclosed with your letter as well as a copy of Anna Wolcott Vaile's Will are enclosed herewith. The Will is sent so that you may see the exact description of the property which passed to Mrs. Sullivan.

The Estate has been closed in California and all the necessary papers have been placed of record to evidence title to this property in Mrs. Sullivan.

In replying to this letter or any communications which you wish to make in connection with the land you should address to Mrs. Sullivan, at 1055 Acoma St., Denver, Colorado.

Very truly yours,

AAG:C Margaret M^cDonough Sullivan
Arnold A. Odium

P.S. We are not advised as to what disposition Miss Clara G. Wolcott desires to make of her property but that is a matter which you may discuss with her as it has no bearing on the offer above made.

A.A.O.

January Twenty-first,

Mrs. Margaret McD. Sullivan,
1055 Acoma St.,
Denver, Colo.

My dear Mrs. Sullivan:

Answering yours of recent date will say that I will buy your land. I believe it is 7.47 acres at \$400 an acre, the purchase price being \$2988.

I am enclosing check for \$88 and will pay the other \$900 when the papers are executed.

I will, without expense to you, prepare a deed to be signed by you and your husband. This can be sent on to the First National Bank of San Diego, and on arrival of same together with my being furnished with a policy of insurance showing clear title to the property the money will be paid to you and a mortgage will be put on record for the balance, i.e. \$2000 signed by my wife and myself payable \$1000 in one year and \$1000 in two years, with 7% interest on deferred payments.

Your only expense will be paying for a policy of insurance and half the escrow fees.

Kindly authorize me to get the certificate of title from the Southern Title Guarantee Company. They are a responsible company. The cost is one half of one percent or \$45.00 I guarantee it will not exceed that.

If you have recently issued a policy of insurance then all you will have to pay is a nominal charge of about \$10 for a continuation of the certificate.

I will pay for the recording of the deed and mortgage.

Please acknowledge receipt and oblige. I will send you deed for your signature and copy of mortgage for your approval.

Yours very truly,

EF:AK

ARNOLD A. ODLUM
ATTORNEY AT LAW
1227 1ST NATIONAL BANK BLDG. PHONE MAIN 5104
DENVER, COLORADO

January 25, 1930.

Mr. Ed Fletcher,
1020 - 9th St.,
San Diego, Calif.

Dear Sir: Inre: Margaret McDonough Sullivan Property.

Your letter of recent date has been received, making an offer for the purchase of the property owned by Margaret McDonough Sullivan in your sub-division. She accepts the price per acre and the terms of payment but wishes to call your attention to the fact that the property belonging to her comprises 8.6 acres and not 7.47 as stated in your letter.

The writer has never discovered an Abstract of Title to the property in question but will make inquiry from Mr. Toll of this city who had custody of a part of Mrs. Vaile's effects and if it can be located, it will be forwarded to you.

The probate proceedings in your County were terminated some time ago and the necessary papers were filed with your County Clerk and Recorder to show the title in Mrs. Sullivan.

For your own purposes, it may be well to call your attention to the fact that this property was purchased from you by Mrs. Vaile and the only other transfer has been by Will to the present owners.

Very truly yours,

Arnold Odum

AAO:C

APPROVED

86
64 86
A 9.24 ~~64~~
0
Margaret M^cDonough Sullivan

January 30, 1930.

Mrs. Margaret McDonough Sullivan,
1055 Acoma Street,
Denver, Colorado.

My dear Mrs. Sullivan:

Answering your letter of January 25th, I find in determining the acreage that I did not include the lands in Grossmont Park, there being 2 acres in a part of Lot 4, 5.47 acres in Lot 1 of Mt. Helix, making 7.47 acres, but when you add the acreage in Lot 317 of Grossmont, which I overlooked, ie: 1.23 acres, it makes 8.6 acres, more or less.

Please have your attorney prepare the necessary deed and mortgage for our signature.

The purchase price is 8.6 acres at \$400.00 per acre, totalling \$3440.00. I would appreciate it if you would make the payments \$1,000 down, less the \$33 which I have already sent you, or \$912.00; \$840.00 on or before one year from date, \$800.00 on or before two years and \$800.00 on or before three years.

My name is Ed Fletcher and my wife's name is Mary C. B. Fletcher, and we would like the deed to read to "Ed Fletcher and Mary C. B. Fletcher, husband and wife as joint tenants".

I suggest that you send these papers to the Southern Title and Trust Company of San Diego, in escrow, with instructions for them to issue a Policy of Title Insurance in the sum of \$3440.00, showing the property in the name of Margaret McDonough Sullivan. Under the California law Mrs. Sullivan's husband will have to sign this deed with her.

If the terms which I have asked for are not satisfactory, I will pay the \$1000 down, \$1000 in one year and the balance in two years, with 7 percent interest on deferred payments.

I am a stockholder and director of the Southern Title & Trust Company and prefer to have you put the business thru this company. The Policy must be for the full purchase price. You are to pay for the policy of title insurance, but I will pay for one-half of the escrow fee, and you the other half, as is customary. You are to furnish the title clear, excepting that the land is within the boundaries of the La Mesa, Lemon Grove & Spring Valley Irrigation District, subject to easements and rights of way of record for public utilities, etc. I am sure the title is clear and we will have no trouble in this respect.

Kindly confirm.

Yours very truly,

EF:KLM

CC Mr. Arnold A. Odium

January 31, 1930.

Mrs. Margaret McDonough Sullivan,
1055 Acama Street,
Denver, Colorado.

My dear Mrs. Sullivan:

Enclosed herewith find letter from our engineer, Mr. Bird, which is explanatory. Please have it checked up.

The acreage is 7.96 acres instead of 6.6 acres, which makes the purchase price \$3184.00 instead of \$3440.00. As stated in my letter of January 30th, I will pay \$1,000 down, which is \$912.00 balance, as I have already paid you \$38.00, and would like a three mortgage on the balance of \$2184.00 paying \$734.00 in one year and \$700.00 the second and third year, with 7 percent interest.

My engineer was not available when I wrote the letter and I assumed your figures were correct.

Please make the necessary change in the purchase price.

Yours very truly,

KF:KLM

cc- Mr. Odium

5.11
98
197
8.06
8.06
1.52

7.96
209
10.05

San Diego, California,
January 31, 1930.

Dear Colonel Fletcher:

On checking up the acreage in Lots 1 and 4 of Mt. Helix and Lot 317 of Grossmont Park Subdivision No. 3 which was deeded to Mrs. Vaile, I find the net acreage to be a total of 7.96 acres instead of 8.6 acres.

In Lot 1	the	acreage	is	5.11
" 4	"	"	"	1.97
" 317	"	"	"	.98

The reason for this discrepancy is that the first acreage you had, ie: 8.6 acres was figured to the center of the adjoining streets, but I find on checking the land deeded to Mrs. Vaile that it did not include the streets, and she owns a net acreage of 7.96 acres, as per the above.

8.6

Yours truly,

W. E. Bird
Civil Engineer

Ed Fletcher Papers

1870-1955

MSS.81

Box: 28 Folder: 25

General Correspondence - Sullivan, Margaret McDonough



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