

File Lunch
Frank Lunch
Jan 5-1941

CUYAMACA CABIN

Main building, approximately 30x65. Contains large living room, 20x30; large bedroom, 18x20; and two large bath rooms, 8x10, and 8x12.

Stone fireplace in bedroom, 8 ft.

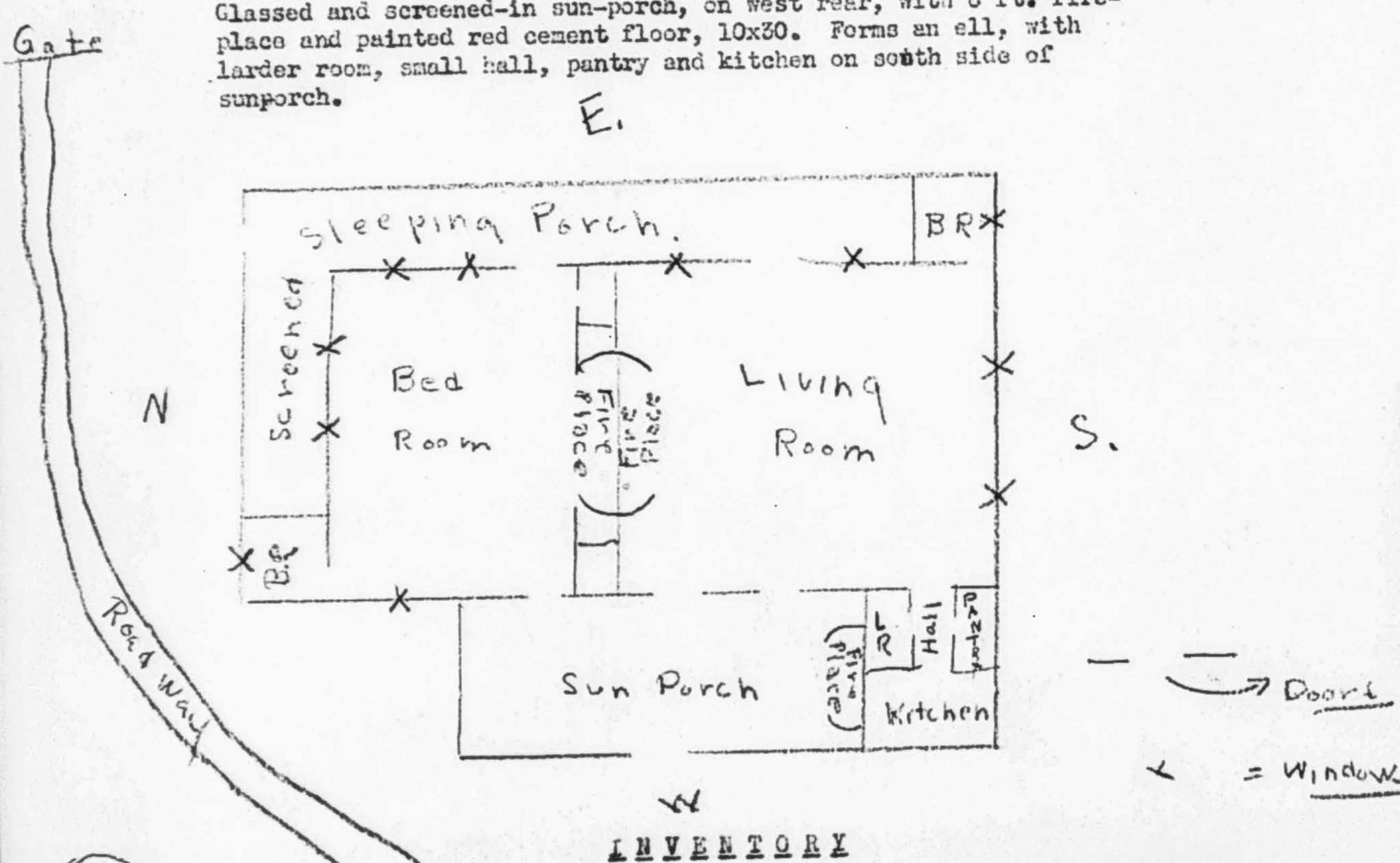
Stone fireplace in living room, 8 ft.

Clothes closet off living room.

Clothes closet off bed room.

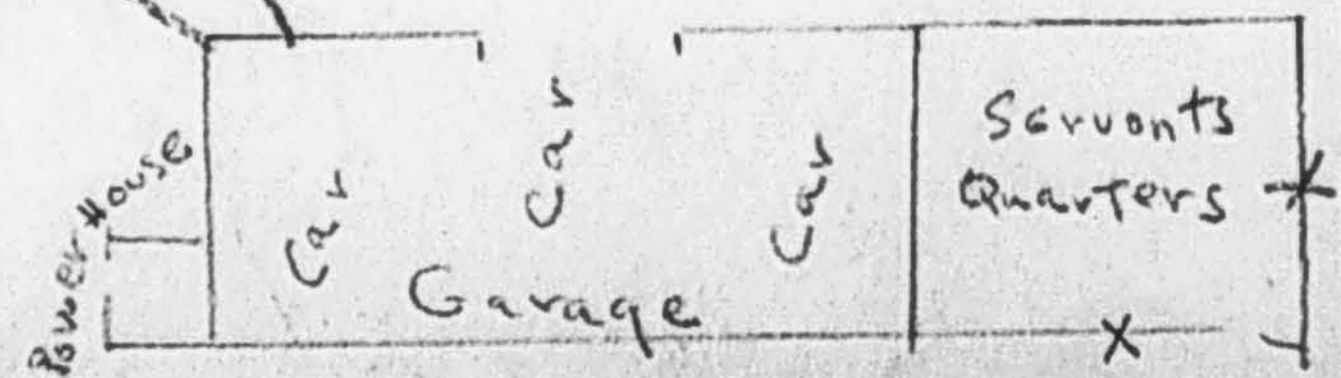
Screened sleeping porch, with canvas curtains (torn and in poor condition) on the outside, with exception of space for bathroom off living room, and bathroom off bedroom.

Glassed and screened-in sun-porch, on west rear, with 8 ft. fireplace and painted red cement floor, 10x30. Forms an ell, with larder room, small hall, pantry and kitchen on south side of sunporch.



Water Tank

- Kitchens
- 1 fire extinguisher
 - 1 tub
 - 1 large coffee pot
 - 3 small coffee pots
 - 1 large teakettle
 - 2 small teakettles
 - 1 range (poor condition)
 - 1 large table
 - 2 glassy pitchers
 - 1 tray
 - 3 skillets
 - 6 or 8 pie tins



2- Cuyamaca Cabin.

- 3 dish pans
- 10 pans (approximately)
- 1 waste paper basket
- 2 chairs
- 1 gas heater
- 1 box of kitchen utensils (large spoons, flapjack turners, etc.)
- 2 brooms
- 2 fly swatters
- 1 sledge
- salt and seasonings, Ovaltine (questionable).

Supply Room

- 1 chair
- 1 telephone
- 1 fire extinguisher (?)
- Questionable groceries

Living Room

- 1 Victrola (4 books of records; victrola needs regulating).
- 3 pictures
- 4 wicker rockers
- 1 wicker table (large)
- 1 banquet table (seats 16 or more)
- 17 straight chairs
- 1 chaise lounge (two pillows)
- 1 pair andirons
- 4 smoke-stands
- 2 magazine racks (large)
- 2 large fruit bowls
- 2 iron candle stands
- 1 set of fireplace irons (expensive)
- 1 large cedar chest:
 - 28 sheets
 - 13 pillow cases
 - 4 bath towels
 - 1 linen scarf
 - 4 cotton breakfast napkins
 - 4 linen breakfast napkins
 - 4 doilies
 - 48 hand towels
 - 1 bed spread
 - 4 curtains
 - 2 red table cloths (cotton)
 - 9 linen tablecloths
 - 17 linen dinner napkins
 - 1 roll of oilcloth doiles
 - 1 cotton dinner napkin
 - 82 linen dinner napkins
 - 1 cotton print tablecloth
 - 1 cretonne tablecloth
 - 1 table cover for banquet table.
- 1 card table
- 4 sets of window curtains
- 2 Indian prints
- 4 green glass candle holders

China Closets:

3 Cuyamaca Cabin.

China Closet

1 refrigerator
1 chair
1 cake box
1 glass vase
2 pewter bowls (1 large - 1 small)
1 glass mixing bowl (large)
2 trays
1 ice cream freezer
1 six gallon crock
1 white glass lamp shade
11 milk bottles
2 cans linoleum wax
1 can dust polish
3 mops
4 sugar bowls
4 cream pitchers
2 cocktail shakers
1 gold engraved plate
48 dinner plates
25 water glasses (goblets)
11 platters
33 salad plates
28 cups
2 cut glass dishes
2 lemon squeezers
13 vegetable dishes
15 after dinner coffee cups
1 covered vegetable dish
3 glass pickle dishes
6 whiskey glasses
2 syrup pitchers
2 plain glass pitchers
20 water glasses
19 sherbet glasses
4 pair salt and pepper shakers
10 champagne glasses
2 candy bowls
1 tea pot
Cook's and Waiter's uniforms (approximately 8 or 10)
1 whisk broom
Spoons, forks, knives (silverware and kitchenware) approximately between 2 and 3 dozen.

Sun Porch

2 wicker settees with cushions and orange pillows
2 andirons for fireplace
1 vase
2 medium sized pictures
7 small pictures
1 wicker table (eight cornered)
1 single bed with mattress and round pillow.
Orange covers on pillow, head, foot, and an orange spread.
1 wicker rocker

3 4 Cuyamaca Cottage

Sun Porch continued:

1 WICKER RECLINING CHAIR WITH CUSHION
3 cloth pillows
1 wicker stand
4 leather cushions
1 wicker stool
1 glass flower vase in bracket
1 Atwater Kent #61 model radio (loud speaker)
1 floor brush
1 Indian tray.

Sleeping porch

8 single beds, with mattresses and pillows (covers and pads)
1 wicker and wooden table
4 wicker and wooden rockers
2 cloth cushions
1 leather cushion
2 wicker laundry baskets (on wall)
1 wicker stool

Bathroom off living room:

8 rolls of tissue
1 large laundry basket
1 bathtub, built in (large)
1 wooden shelf
1 toilet
1 lavatory
1 medicine chest
1 mirror, large (broken)
2 glass shelves
1 medicine cabinet
2 bath rugs
1 pair window curtains
1 cane-seated chair
1 waste basket
1 fire extinguisher
1 brush
2 brushes in an ornamental dog's head on wall.
Linoleum on all floors.

Bathroom off bedroom:

2 floor mats
2 bath mats
Built in bathtub
Toilet
1 brush
1 wicker laundry basket
1 waste basket
1 lavatory
3 rolls of tissue
1 stool
1 large mirror
1 pair window curtains

-5- Cuyamaca Cottage

Bedroom:

1 Crosley radio (Thirdyn 3R3)
1 loud speaker
1 set ear-phones
1 wood table with cover
1 wood and wicker chair
5 single beds with mattresses (2 on each bed) pillows, covers, pads.
6 small pictures
1 dressing table and bench
1 ash tray
1 dresser without top
1 glass-bottomed tray
1 whisk broom
3 pin trays
5 pair window curtains
2 pair door curtains
1 whisk broom
1 small pillow
1 bed pad
1 card table
12 woolen blankets
12 cotton blankets
2 mixed cotton and wool blankets
1 quilt
6 pillows

Electric plant:

1 Kohler power light, Model D11116, 110 volts D.C., 1500 watts --
1000 R.P.M. Complete with Philco battery, safety switch,
etc.

July Eleventh
1 9 3 2

Mr. Frank Lynch
1924 K Street
San Diego, Calif.

My dear Mr. Lynch:

Answering your inquiry for your house and furnishings as per list at Cuyamaca Lake, I will give you a deed to the Acacia Park house which cost us \$6500 including the land. The house only has a mortgage of \$1650 on it to the First National Bank.

I will also give you the Merrivale house which I took in at \$7000 on which there is a \$3595 loan to Noel Bridge Company. The Merrivale house is in Normal Heights while the Acacia Park house is just south of the state college. The Merrivale house is furnished. It has a monthly payment of \$51.

Proposition #2. Three houses, mortgage for \$3500 to Meade Haskell, known as the Texas Street property. One house rents for \$23.50, one for \$15.00 and the other for \$17.50. We will turn over this Texas Street property also the Crouch Addition house in La Mesa. The same has no mortgage on it and is only subject to paving under the 10 year plan and not the Mattoon Act. We will give a deed to our equity in the Texas Street houses also the Crouch Addition house free and clear as above stated in consideration of a bill of sale of the house and furnishings at Cuyamaca.

I would be glad to have you consider either of these propositions.

Yours very truly,

BF:ASK

Pitts

Statement for Mr. Lynch on the San Bernardino County Savings Bank

The San Bernardino bank, with its present dividend, has paid out 50¢ on the dollar to the depositors. The remaining assets represent the ownership of 140-odd houses which are now on contracts of sale by the Superintendent of Banks for the depositors in addition to the other list hereto attached.

Mr. Pitts says the project will pay out dollar for dollar and the statement of the Superintendent of Banks, as well, dated June 15, 1935.

The balance of these deposits can be bought for not to exceed 50¢ on the dollar, which should show 100% profit.

Mr. Pitts asks for one-third of the profits after Mr. Lynch has back his money with 5% interest.

There is outstanding \$1,200,000 deposits. We cannot acquire them all but Mr. Pitts says that several hundred thousand dollars can be acquired.

Mr. Pitts is of the opinion that the entire transaction will be cleaned up by the Superintendent of Banks within a year and a half to two years.

These deposits will be made to Mr. Lynch or through some agent or trust company.

Any efforts or expense in relation to Mr. Pitts' work will be at his own expense and Mr. Lynch will be under no obligation whatever excepting to pay the one-third of the gross profits on the claims acquired, Mr. Lynch to determine how many thousands of dollars are to be invested from time to time in the acquisition of these claims.

SAN BERNARDINO COUNTY SAVINGS BANK

In Liquidation

There have been five dividends paid on claims. With the one paying next week, makes a 50% dividend distributed since the bank was closed on June 17, 1932.

STATEMENT AND ESTIMATED RECOVERY

The following is a statement of the remaining assets and liabilities and the estimated recovery value of such assets as of April 30, 1935.

ASSETS REMAINING	Book Value	Estimated Value
Loans and discounts	\$666,357.00	\$470,000.00
Bonds	105,418.21	24,500.00
Furniture and Fixtures	5,704.50	1,000.00
Real Estate Owned	697,523.41	458,000.00
Advances to protect assets	140,652.69	140,652.69
Claims against San Bernardino National Bank in liquidation	22,735.93	17,000.00
Stock assessment paid in	7,550.00	?
All other assets	4,515.19	15,500.00
Cash on hand	66,261.34	66,261.34
TOTAL ASSETS REMAINING	\$1,725,716.27	\$1,192,914.03
°Includes charged-off assets at appraised value.		
LIABILITIES REMAINING		
Total claims approved	\$1,929,111.29	
Less dividends paid	771,295.32	
		\$1,157,815.97
Savings deposits unclaimed		15,582.70
Savings deposits claims deferred		11,450.81
Drafts outstanding		272.24
Suspense account		2,548.65
TOTAL LIABILITIES REMAINING		\$1,187,470.37

Against the total of \$1,187,470.37, there remain assets estimated to be worth \$1,192,914.03.

Statement signed by Friend W. Richardson, Superintendent of Banks. and dated June 15, 1935.

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Real Estate Owned	697,585.41	452,000.00
Advances to protect assets	140,652.39	140,652.69
Claims against San Bernardino National Bank in liquidation	28,785.93	17,000.00
Stock assessment paid in	7,550.00	?
All other assets	4,515.19	\$15,500.00
Cash on hand	66,261.84	66,261.54
TOTAL ASSETS REMAINING	\$1,725,716.27	\$1,192,914.03

^oIncludes charged-off assets at appraised value.

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From the papers of Ed Fletcher, the following letters have been removed to the alphabetized correspondence files:

"C. F. PITTS AND HEIRS, OCTOBER 1, 1935 - JANUARY 31, 1938"

BERRY, JOSEPH H. AND ADELLA M.:

Fletcher to Berry, December 30, 1937
Berry to Fletcher, January 4, 1938
Fletcher to Berry, January 18, 1938

EVANS, BERNARD G.:

Evans to Pitts, ^{five} ~~two~~ checks from ~~Pitts~~ E. L. White ^{& receipt}
Dated October 11, 1935
Evans to Pitts, October 21, 1935
Evans to Pitts, October 23, 1935

CLAIM OF FERNANDO RASTLER \$1,559.89, November 14, 1935

O'BRIEN, RAY F.:

O'Brien to Pitts, November 15, 1935
O'Brien to Pitts, November 26, 1935
O'Brien to Pitts, November 27, 1935
O'Brien to McKeehan Allen Company, December 3, 1935
O'Brien to Pitts, December 11, 1935
O'Brien to Thomason, December 11, 1935
O'Brien to Crowell, Weedom and Co., December 20, 1935
O'Brien to Crowell, Weedom and Co., December 23, 1935
O'Brien to Crowell, Weedom and Co., December 28, 1935
O'Brien to Crowell, Weedom and Co., January 16, 1936
O'Brien to Crowell, Weedom and Co., January 21, 1936
O'Brien to Crowell, Weedom and Co., January 22, 1936
O'Brien to Crowell, Weedom and Co., February 14, 1936
O'Brien to Lynch, February 14, 1936
McKee to O'Brien, November 19, 1936
O'Brien to McKee, November 21, 1936
Fletcher to O'Brien, December 18, 1937
O'Brien to Fletcher, December 27, 1937
Fletcher to O'Brien, December 28, 1937

ERIKSSON, ERICKSON, E. JOHN:

Erickson to Lynch, January 23, 1936
Fletcher to Erickson, December 14, 1937
Erickson to Fletcher, December 18, 1937

LYNCH, FRANK:

Fletcher to Lynch, October 11, 1935
Lynch to Pitts, December 16, 1935
Lynch to Pitts, February 21, 1936
Lynch to O'Brien, February 19, 1936
Fletcher to Lynch, December 28, 1937

MCKEE, DEMPSTER:

Fletcher to McKee, February 3, 1938
Fletcher to McKee, January 21, 1938

RICHARDSON, FRIEND:

Fletcher to Richardson, January 19, 1938
Fletcher to Richardson, January 21, 1938

Richardson to Fletcher, February 24, 1938
WHITE, E. L.:
Fletcher to White, December 14, 1937
White to Fletcher, December 16, 1937
White to Fletcher, December 28, 1937
WILSON, M. N.:
Wilson to Lynch, December 20, 1937
Fletcher to Wilson, December 24, 1937
Wilson to Fletcher, December 27, 1937

San Diego, California
October, 2, 1935.

Mr. Frank Lynch,
San Diego, California.

Dear Sir:

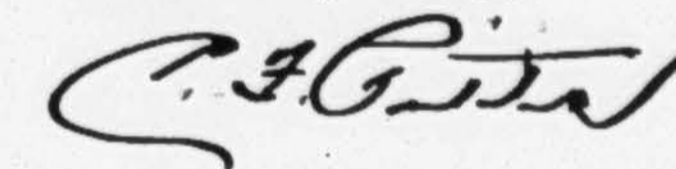
In accordance with our conversation of recent date I briefly outline to you my proposition relative to the purchase of savings depositors' claims in the San Bernardino County Savings Bank, now in liquidation.

I agree to purchase these claims on my own account, deposit assignments with the Banking Department, have them verified as to amounts and signatures, and deposit receipt for same in any bank designated by you, at which time I am to be paid in cash a sum equalling 28 percent of the amount of the claims approved by the Banking Department.

It is agreed that providing you sign the agreement of October 2, 1935 obligating yourself to the extent of \$50,000 in the purchase of savings depositors' claims that I, in turn, obligate myself to turn over all claims that I may directly or indirectly acquire until the \$50,000 is expended, and you shall have first option to buy any more claims that I may acquire.

I am Trusting this is the information you desire,

Yours very truly,



San Diego, California
October 11, 1935.

Mr. Frank Lynch
1925 "K" Street
San Diego, Calif.

Dear Sir:

In connection with agreement entered into between yourself and myself under date of October 4, 1935, in relation to the purchase of certain choses in action against the San Bernardino County Savings Bank, in Liquidation, San Bernardino, California, I hereby agree to discontinue purchase of said choses in action on January 1, 1936 unless other arrangements are made which are satisfactory to both parties concerned.

Yours very truly,

FL:LP

Franklin 6204

Ed Fletcher Company
Real Estate - General Insurance
1020 Ninth Avenue
San Diego, California

December 16, 1935.

Mr. C. F. Pitts
San Diego, California

My dear Mr. Pitts:

This confirms the extension of our written agreement ~~of~~ October 3, 1935, whereby you are authorized to continue the purchase of depositors' claims of the San Bernardino County Savings Bank in Liquidation, on the same basis as heretofore agreed on, said time limit being extended to ^{Feb} ~~April~~ 1, 1936.

Yours very truly

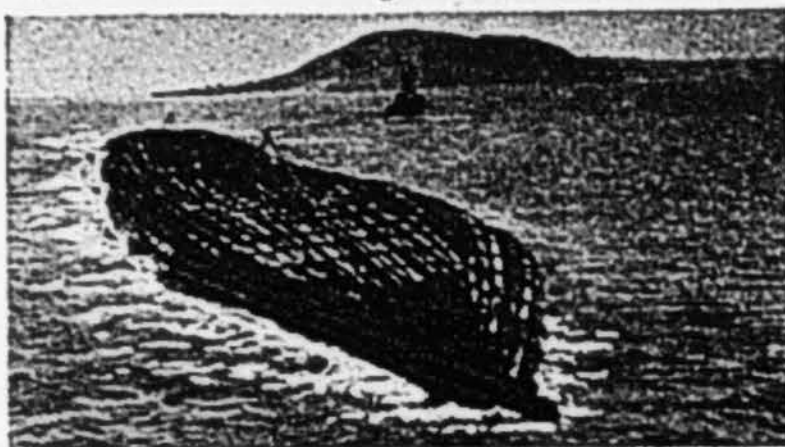
Frank Lynch

EF:RC

Approved
C. F. Pitts

BENSON LUMBER COMPANY

MONSTER
OCEAN LOG RAFT
ENTERING HARBOR



THE ONLY LUMBER
MADE IN
SOUTHERN CALIFORNIA

SAN DIEGO, CALIFORNIA
February 19th., 1936.

San Bernardino County Savings Bank,
In liquidation,
San Bernardino, Calif.

Attention: Ray F. O'Brien,
Special Deputy in charge.

Dear Sir:

I am in receipt of checks, covering dividend #7, dated February 6th., 1936 on all depositor's claims, heretofore assigned to me, with two exceptions ie: That of Mrs A. G. Rose and that of Adella M. Berry, in amounts of \$3,055.09 and \$604.66, respectively.

This is to advise that under date of October 24th., 1935, I purchased from Mr. C. F. Pitts, for value received, the assignment of claim of Mrs. A. G. Rose and same was receipted for by the then Deputy in charge, Mr. Bernard G. Evans, after it had evidently been approved by counsel for the Superintendent of Banks, and that under date of October 25th., 1935, I purchased from Mr. C. F. Pitts, for value received, the assignment of claim of Adella M. Berry and same was receipted for by the then Deputy in charge, Mr. Bernard G. Evans, after it had evidently been approved by counsel for the Superintendent of Banks.

From the advice, I have received from several attorneys, it is no more necessary to secure both signatures to such assignments than it would be to withdraw the funds when the bank was liquid.

Please advise further as to your attitude and action.

Very truly yours,

1925 K. Street,
San Diego, Calif.

Frank Lynch

San Diego, California,
February 21, 1936.

Mr. C. F. Pitts
and
Mr. Ed Fletcher
San Diego, California.

Gentlemen:

This confirms my agreement whereby I will extend to April 1st, 1936 the time for the purchase of depositors claims of the San Bernardino County Savings Bank at the original price agreed on less the five percent dividend and on the same terms and conditions as contained in the original agreement as to your profits.

A condition of this agreement is that I reserve the right to withdraw from the United States National Bank, from funds deposited there for this purpose, any and all funds that may be there excepting \$10,000.00.

Yours truly,

Frank Lynch

*Accepted
C. F. Pitts*

RETAIL AND WHOLESALE

LUMBER SPECIAL TIMBERS CEDAR POLES FIR PILING BOXES FIRE WOOD
ZINC IMPREGNATED LUMBER ROOFING HOT CREOSOTE TREATMENT

Real Estate
Franklin 6204

Insurance
J-6448

Ed Fletcher Company

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

December 28, 1937.

Mr. Frank C. Lynch,
Benson Lumber Company
San Diego, California.

My dear Frank:

Enclosed find letter from Wilson that is
explanatory. Please return.

Have you any objection to my having the
information. My understanding is that both the Berry and Rose
claims the cash was paid to Mr. Pitts and you have no redress
or chance to get the money back excepting to deduct it from
any profits coming under the Pitts - Fletcher - Lynch agreement,
or from the Pitts' estate.

I need this information that I may get a
settlement with Mrs. Pitts and the children and an assignment of
their contract.

Wishing you the Compliments of the Season,

I am

Sincerely yours,

EF M

*Received this after
our meeting this
am. When you are
ready to take copies
of letters, etc in my
file. Let me know.
- F. C. Lynch*

GRANT OF RIGHT OF WAY

GROSSMONT PARK COMPANY, a corporation, of the County of
San Diego, State of California, and Georgia A. Lynch and F. C. Lynch,
as executrix and executor, respectively, of the estate of Frank
Lynch, Deceased, of the County of San Diego, State of California,
for and in consideration of the sum of ONE DOLLAR (\$1.00), and of
other good and valuable consideration to it in hand paid, receipt
whereof is hereby acknowledged,

DO HEREBY GRANT to the LA MESA, LEMON GROVE AND SPRING
VALLEY IRRIGATION DISTRICT, a political subdivision, situate wholly
in the County of San Diego, State of California, a right of way for
the purpose of laying a water pipeline, together with the right to
construct, operate, maintain and repair said pipeline, and right of
ingress and egress for such purposes.

Said right of way being situate wholly within the County of
San Diego, State of California, and more particularly described as
follows:

All of that portion of Lot "C" (known as Summit
Avenue) of Subdivision No. 1, part of Grossmont Park,
according to Amended Map thereof No. 1297, filed in
the office of the County Recorder of San Diego County,
California, October 31, 1910, lying Easterly of the
Southerly prolongation of the Easterly line of Lot 60
as said Lot 60 is shown on the said Subdivision No. 1
and Westerly from the Westerly line of that certain
County Road as shown on the Map of Road Survey No. 651,
filed in the office of the County Surveyor of said
San Diego County;

AND ALSO all that portion of Lot 398 of Grossmont
Park Subdivision No. 3, according to Map thereof No.
1528, filed in the office of the County Recorder of
the said County, February 5, 1913, and all that portion
of Lot 123 of Mt. Helix Subdivision, according to Map
thereof No. 1516, filed in the office of the County
Recorder of the said County, described as follows:

A strip of land 6 feet in width, being 3 feet each
side of the center line thereof, the said center line
described as follows: Beginning at a point on the
Southerly line of the aforesaid Road Survey No. 651,
the said point of beginning being 3 feet distant North-
easterly at right angles to the Northeasterly line of
land conveyed to R. Bruce Carmichael et ux, by deed

recorded in Book 971, page 406 of Official Records, records of said County; thence S 26° 53' E parallel to the said Northeasterly line of land conveyed to Carmichael a distance of 295.39 feet; thence S 58° 38' E 169.75 feet; thence S 21° 45' E 154.40 feet more or less to an intersection with the Northerly boundary line of land conveyed to the La Mesa, Lemon Grove and Spring Valley Irrigation District by deed recorded in Book 1299, page 10 of Deeds, records of said County, the aforesaid point of intersection bears N 70° 18' E 6.00 feet from the most westerly corner of the said land conveyed to the La Mesa, Lemon Grove and Spring Valley Irrigation District.

TO HAVE AND TO HOLD the above granted and described right of way unto said La Mesa, Lemon Grove and Spring Valley Irrigation District, forever as a right of way for a water pipeline, reserving, however, the right to use said strip of land for any and all purposes not conflicting with its use for a water pipe line, except that no permanent building or permanent improvements shall be erected upon said right of way.

IN WITNESS WHEREOF, said corporation has caused this Grant of Right of Way to be signed by its President and Secretary, and its corporate seal to be affixed hereto, and Georgia A. Lynch and F. C. Lynch, as Executrix and Executor, respectively, of the estate of Frank Lynch, Deceased, have hereunto set their hands this _____ day of _____, 1941.

GROSSMONT PARK COMPANY,
a corporation

By Ed Fletcher, Jr.
President

By Willis H. Fletcher
Secretary

GEORGIA A. LYNCH, as Executrix of
the Estate of Frank Lynch, Deceased.

F. C. LYNCH, as Executor of the
Estate of Frank Lynch, deceased.

(SEAL)

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss.

On this _____ day of _____, 1941, before me, _____, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared _____ known to me to be the _____ President, and _____ known to me to be the _____ Secretary, of GROSEMONT PARK COMPANY, 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.

WITNESS my hand and official seal, the day and year in this certificate first above written.

Notary Public in and for the County of
San Diego, State of California

My commission expires _____

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss.

On this _____ day of _____, 1941, before me, _____, a Notary Public in and for the said County and State, personally appeared GEORGIA A. LYNCH and F.C. LYNCH, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

WITNESS my hand and official seal, the day and year in this certificate first above written.

Notary Public in and for the County
of San Diego, State of California

My commission expires _____

STATE OF CALIFORNIA)
: ss.
COUNTY OF SAN DIEGO)

On this 8th day of March, 1941, before me,
GERALD C. THOMAS, a Notary Public in and for said county
and state, residing therein, duly commissioned and sworn,
personally appeared GEORGIA A. LYNCH, known to me to be
the executrix, and F. C. LYNCH, known to me to be the execu-
tor of the last will and testament and codicils of Frank
Lynch, deceased, and to be the persons whose names are sub-
scribed to the within grant of right of way, and acknowledged
to me that they executed the same as such executrix and execu-
tor.

WITNESS my hand and official seal.

Gerald C. Thomas

Notary Public in and for said county
and state

My Commission Expires-

June-24-1943.

LEROY A. WRIGHT
GERALD C. THOMAS
VROMAN J. DORMAN
LEROY A. WRIGHT, II

WRIGHT, THOMAS & DORMAN
ATTORNEYS AT LAW
SOUTHERN TITLE BUILDING
SAN DIEGO, CALIFORNIA

March 11, 1941

Grossmont Park Company
1020 Ninth Avenue
San Diego, California

Attention: Mr. Ed Fletcher, Jr.
Re: Estate of Frank Lynch,
deceased

Gentlemen:

As requested in your letter of February 6th, we
filed petition and secured order authorizing conveyance of
easement to La Mesa, Lemon Grove & Spring Valley Irrigation
District. With your letter of the 6th you sent us the grant
of right of way duly executed by yourself and your brother,
Willis. You had not, however, acknowledged the document. We
are returning the grant of right of way now, duly executed
by Mrs. Georgia A. Lynch and F. C. Lynch, as executrix and
executor, respectively, of the will of Frank Lynch and ac-
knowledged by them, together with certified copy of the de-
gree of court authorizing the execution of the grant.

We note in reading over this document that it no-
where recites that the same has been executed pursuant to
order of the Superior Court authorizing execution on behalf
of the executrix and executor of the will of the said dece-
dent. Normally, we would include such a recital in any docu-
ment which we prepared. However, inasmuch as this document
has been prepared by the La Mesa, Lemon Grove & Spring Valley
Irrigation District, we are not taking the liberty of making
any changes, but simply call this situation to your attention
in order that you may if you so desire, pass it on to them.

For our own records we have made an exact copy of
the right of way grant and while doing so have made an ex-
tra copy for your files. When the original has been com-
pleted by acknowledgment of the officers of Grossmont Park
Company will you see that our office copy enclosed herewith
is completed and returned to us, retaining the other copy
for your file if you so desire.

Very truly yours,

WRIGHT, THOMAS & DORMAN

By *Gerald C. Thomas*

GCT:K

January 4, 1943

December 30, 1942.

Mr. Frank Lynch,
614 Southern Title Bldg.,
San Diego, California.

Friend Lynch:

First, compliments of the season to you and yours.
As soon as the grapefruit gets sweet there's a box coming to you from
our Arizona orchard.

We have owned for years Lot 122 of Mt. Helix and we
built a warehouse reasonably worth \$1,000 to \$1500 believing the building
was on Lot 122. We now find part of it is on lot 123. We have had a
tentative offer of \$2500 for the improvements and 2 1/2 acres of lot 123
as per map herewith enclosed. Part of this building is in lot 122 and
part in 123. The party negotiating to buy is the party who owns 122.
All the 2 1/2 acres is down in the canyon but some of it is good farming
land. I would say a fair deal would be to allow us \$1200 for our im-
provements and sell the land for \$1300. We have no outside commissions
to pay in this case so you would be entitled to \$650 less \$65 commission
or \$585 for your half interest. The property will have to be sold on
time over a period of years with 6% interest.

Under the circumstances, if you want to sell your half
interest in the 2 1/2 acres for \$550 and give us a deed to it, we will
go ahead and see what can be done. We have tentatively agreed to take
\$500 down as initial payment. Let me know what your desires are in the
matter. Am leaving for Sacramento and Ed Jr. will take up the negotiations
with you.

If there's anything I can do for you in Sacramento, let
me know.

Sincerely Yours,

EF/LK
Encl.

Mr. Frank Lynch,
614 Southern Title Building
San Diego, California.

My dear Mr. Lynch:

In further reference to Dad's
letter to you of December 30th, and our conversation this
morning, will state I will go ahead and have the survey
made so we can draw up the deed for your signature.

It is my understanding that we are
to pay you \$585.00 cash for the one-half interest belonging
to the Lynch Estate.

Yours very truly,

ED FLETCHER COMPANY

By

EFJr M

Ask Thomas how to make out deed

January 12, 1943

Mr. Frank C. Lynch,
Southern Title Building
San Diego, California.

My dear Mr. Lynch:

In accordance with our letter of December 30th, and your conversation with Ed Fletcher, Jr we are enclosing herewith our check for \$585.00 to pay for your 1/2 interest in portion of Lot 123 of Mt. Helix. We are also enclosing Grant Deed for your signature, together with a sketch of the acreage, and a copy of the legal description for your files.

We would appreciate your prompt execution of this deed, and acknowledgment before a Notary Public. If you do not have the \$1.10 revenue stamp available we will secure it and attach to the deed and charge your account.

We will charge your account with 1/2 the cost of a \$1300 policy of title insurance.

Yours very truly,

ED FLETCHER COMPANY

By

KLM

F. C. LYNCH, Trustee under the Will and Codicil of
Frank Lynch, deceased

Ten and no/100 -----

ED FLETCHER COMPANY, a corporation

An undivided one-half interest in

That certain portion of Lot One Hundred Twenty-three (123), Mt. Helix Subdivision, according to Map thereof No. 1516 filed in the office of the County Recorder of said county, described as follows:-

Beginning at a point in the West line of said Lot 123 which is North 12° 38' East 84.00 feet from the Northeast corner of Lot 122 of said Mt. Helix Subdivision; thence South 12° 38' West along said West line 84.00 feet; thence South 11° 56' East along the East line of said Lot 122 a distance of 372.00 feet to the Southeast corner thereof; thence North 75° 06' East along the South line of said Lot 123 a distance of 241.70 feet; thence North 64° 06' East 164.93 feet; thence North 25° 54' West 82.26 feet; thence North 59° 33' 20" West 469.24 feet to the point of beginning;

my

12th

January

3

Trustee under the Will and Codicil of
Frank Lynch, Deceased.

Blank check received
Number under the MIT and content of

12

1947

January

3

Blank check received
Number under the MIT and content of
on receipt of bill. We will pay the \$17.50
Respectfully,
Blank check received
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Ed Fletcher Papers

1870-1955

MSS.81

Box: 16 Folder: 36

General Correspondence - Lynch, Frank



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