

# Title Insurance and Trust Company

FOUNDED 1893

WILLIAM H. ALLEN, JR.,  
PRESIDENT  
STUART O'MELVENY,  
FIRST VICE PRESIDENT  
O. P. CLARK,  
SECRETARY

CAPITAL AND SURPLUS \$14,000,000

TITLE INSURANCE BUILDING

LOS ANGELES

August 29th 1931

Ed Fletcher Company  
1020 Ninth Avenue,  
San Diego, California.

Attention: Ed. Fletcher.

Gentlemen:

We are returning herewith Application Blanks signed by Ivan Deach and Rachel Deach for the purpose of having the same personally filled out and signed in full by the parties. It might expedite matters to have the Bank given as reference in the applications guarantee the signatures on the applications as being valid.

Very truly yours,

*J. D. Finch*

J. D. Finch,  
Examiner.

JDF:LS

In reply kindly refer to  
Order No. 1257599-JDF.

September 1, 1931.

Mr. J. D. Finch, Examiner,  
Title Insurance & Trust Company,  
Los Angeles, California.

Order No. 1257599 - J-LF

Dear Sir:

Answering your letter of August 29th enclosed herewith find application signed by Mr. and Mrs. Deach, with the upper portion filled out, as requested. Their signatures have also been verified by the Security Trust & Savings Bank.

We presume by this time you will have received the application from Mrs. Curl.

Yours very truly,

ED FLETCHER COMPANY

By

KLM

## DOES HEREBY INSURE

ED FLETCHER and MARY C. B. FLETCHER, as owner of the indebtedness secured by the mortgage or deed of trust described in Schedule A, herein called said indebtedness, and each successor in interest in ownership thereof, and also any such owner who acquires the land described in SCHEDULE A in satisfaction of said indebtedness as provided in the conditions hereof, herein called the Insured, against loss of principal, interest or other sums so secured, in an amount not exceeding Fifteen Hundred Dollars, which Insured shall sustain etc etc.

Dated December 15th, 1932 at  
8:30 A. M.

## SCHEDULE A

1. The title to said land is at the date hereof vested in

IVAN DEACH and RACHEL DEACH, his wife, as joint tenants.

2. The mortgage or deed of trust securing the indebtedness covered by this Policy is described as follows:

A deed of trust executed by Ivan J. Deach and Rachel Deach, his wife, to Security-First National Bank of Los Angeles, a corporation, trustee, to secure their note for \$1096.26, dated October 18th, 1932, with interest at seven per cent per annum, principal and interest payable in installments as therein provided, in favor of Ed Fletcher and Mary C. B. Fletcher, his wife, as joint tenants, and any other amounts payable under the terms thereof, filed for record December 15th, 1932.

Said deed of trust by its terms is made subject to the deed of trust hereinafter referred to as Exception 3 of this Policy.

3. The land referred to in this Policy is described as follows:

Lot 40 of Nevin Place, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 12 page 48 of Maps, in the office of the County Recorder of said county.

## SCHEDULE B.

Showing defects, liens, encumbrances and other matters against which the Company does not, by this Policy insure.

- General and special taxes of the fiscal year 1932-1933, as follows:  
County, second installment only, Assessment 453581. Amount \$27.52.  
City, Assessment 96555. Amount \$34.60 including personal property tax of Ivan J. Deach, 70¢.
- Covenants, conditions and restrictions imposed by the deed from William Stanton and wife, recorded in Book 4939 Page 149 of Deeds.
- A deed of trust dated October 17th, 1932, executed by Ivan J. Deach and Rachel Deach, his wife, to Los Angeles Trust & Safe Deposit Company, a corporation, trustee, to secure an indebtedness of \$2600.00 evidenced by a note or notes referred to therein (terms not shown) with interest, in favor of Security-First National Bank of Los Angeles, a corporation, and any other amounts payable under the terms thereof, filed for record Decm. 15th, 1932.

## TITLE INSURANCE AND TRUST COMPANY

TITLE INSURANCE BUILDING

## ESCROW INSTRUCTIONS

Los Angeles, Cal., July 2nd 19 34

## TITLE INSURANCE AND TRUST COMPANY:

The supplemental escrow instructions handed you by the undersigned, dated June 16th 1934, relative to the second trust deed in the sum of \$680.00 is hereby amended in that the payments of principal and interest shall be \$7.50 or more per month in lieu of \$15.00 or more each as set forth in said instructions.

In all other respects said instructions shall remain unchanged.

*\* Ed F Co a corporation*

*Deach*

Signature

*Ed Fletcher*

Telephone

Address

Escrow No. 1349567-EMG

## TITLE INSURANCE AND TRUST COMPANY

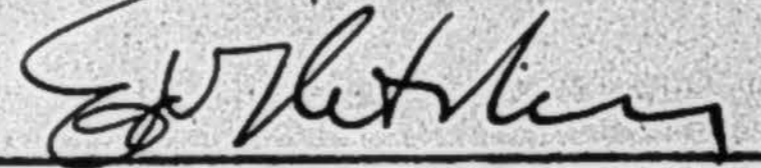
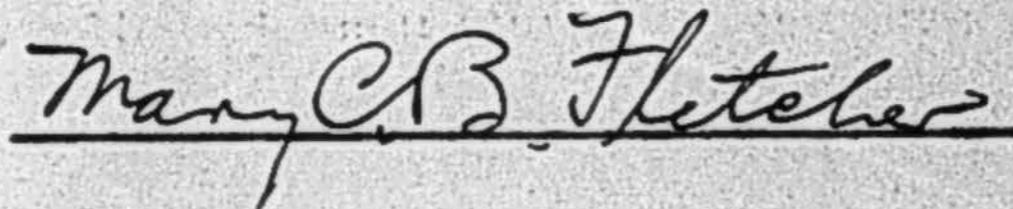
TITLE INSURANCE BUILDING

## ESCROW INSTRUCTIONS

Los Angeles, Cal., July 23rd 1934

## TITLE INSURANCE AND TRUST COMPANY:

Referring to the instruction of the undersigned providing for a second deed of trust in our favor in connection with the above escrow, you are hereby authorized and directed to endorse on the back of the note provided for in said instruction an endorsement of payment of the sum of \$4.00. This endorsement is necessary by reason of the requirement of Home Owners' Loan Corporation that the principal amount of the deed of trust shall not be in excess of \$676.00, and the purpose is to reduce the principal amount of said note to said figure of \$676.00.

Signature \_\_\_\_\_

Telephone \_\_\_\_\_

Address \_\_\_\_\_

# Title Insurance and Trust Company

FOUNDED 1893

WILLIAM H. ALLEN, JR.  
PRESIDENTSTUART O'MELVENY  
FIRST VICE PRESIDENT

433 SOUTH SPRING STREET

LOS ANGELES

 BAKERSFIELD  
 1715 CHESTER AVENUE  
 SANTA BARBARA  
 14 EAST CARRILLO STREET  
 SAN LUIS OBISPO  
 777 FIGUERA STREET

July 26th 1934

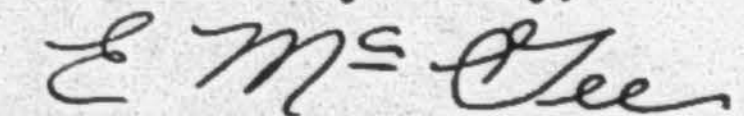
Ed Fletcher  
 1020 Ninth Avenue  
 San Diego, California

Re: Home Owners' Loan Corporation  
 Appl. 4B-22672 - Deach

Dear Sir:

Referring to the above application for Home Owners' Loan, it is advised that we now have the approval of Home Owners' Loan Corporation of the loan, except that the maximum amount of the second deed of trust which they will permit is \$676.00. The deed of trust which we have procured is in the sum of \$680.00, and if it is agreeable to you to reduce this deed of trust to this required figure of \$676.00, will you kindly sign and return the enclosed authorization, and we will then have a credit affixed to your note in the amount of \$4.00. This instruction should also be signed by Mrs. Fletcher. Will you kindly give this matter your prompt attention.

Yours very truly,



E. MCGEE,  
 Title Department.

EMG:VB

In reply please refer to  
 Escrow No. 1349567 - EMG.

July 30, 1934.

Title Insurance & Trust Company,  
453 South Spring Street,  
Los Angeles, California.

Gentlemen:

Re: Home Owners' Loan Corporation  
Appl. 4B-22672 - Deach ✓

Escrow 1349567 EMG

Answering your letter of July 26th, enclosed  
herewith find authorization to reduce our note the sum of \$4.00  
to \$676.00 instead of \$680.00.

Yours very truly,

KLM



# Policy of Title Insurance



*Title Insurance  
and  
Trust Company*

*Title Insurance  
and  
Trust Company*

UNION TITLE INSURANCE COMPANY  
1028 SECOND STREET, SAN DIEGO

VENTURA ABSTRACT COMPANY  
429 EAST MAIN STREET, VENTURA

TULARE COUNTY ABSTRACT COMPANY  
204 WEST MAIN STREET, VISALIA

RIVERSIDE TITLE COMPANY  
3940 MAIN STREET, RIVERSIDE



TITLE INSURANCE BUILDING

INCORPORATED  
DECEMBER 20, 1893

BAKERSFIELD  
1715 CHESTER AVENUE

SANTA BARBARA  
14 EAST CARRILLO STREET

SAN LUIS OBISPO  
998 MONTEREY STREET

**TITLE INSURANCE  
AND TRUST COMPANY**

433 SOUTH SPRING STREET, LOS ANGELES

U. S. A.

[Loan Form]

SCHEDULE A

# TITLE INSURANCE AND TRUST COMPANY

No. 1349567

a California Corporation, herein called the Company, for a valuable consideration paid for this Policy of Title Insurance,

**Does Hereby Insure**

ED FLETCHER CO.,

a corporation,

as owner of the indebtedness secured by the mortgage or deed of trust described in SCHEDULE A, herein called said indebtedness, and each successor in interest in ownership thereof, and also any such owner who acquires the land described in SCHEDULE A in satisfaction of said indebtedness as provided in the conditions hereof, herein called the Insured, against loss of principal, interest or other sums so secured, in an amount not exceeding Seven Hundred Dollars which the Insured shall sustain

by reason of any defect in the execution of said mortgage or deed of trust, but only insofar as it affects the lien or charge upon said land,

or by reason of title to the land described in SCHEDULE A, herein called said land, being vested at the date hereof otherwise than as therein stated,

or by reason of unmarketability of the title of the mortgagor or trustor to or in said land on account of defects, liens, encumbrances and other matters not shown in SCHEDULE B,

or by reason of any defect in, or lien or encumbrance on said title at the date hereof,

**OTHER THAN defects, liens, encumbrances and other matters shown in SCHEDULE B,**

or by reason of priority thereto of any lien or encumbrance at the date hereof except as shown in SCHEDULE B,

All subject, however, to the exceptions and conditions hereto annexed, which exceptions and conditions together with SCHEDULES A and B are hereby made a part of this Policy.

*In Witness Whereof*, Title Insurance and Trust Company has caused its corporate name and seal to be hereunto affixed by its duly authorized officers, this Ninth day of August 1934 at 8:30 A. M.

TITLE INSURANCE AND TRUST COMPANY,

by

*William H. Allen*  
PRESIDENT

Attest:

*W. E. Shaw*

ASSISTANT SECRETARY



## SCHEDULE A

1. The title to said land is at the date hereof vested in not, by this Policy, insure.

1. General and special taxes of the fiscal year 1934-1935.

**IVAN DEACH and RACHEL DEACH,**

2. Covenants, conditions and restrictions imposed by the

**his wife, as joint tenants.**

deed from William Stanton and wife, recorded in Book 4939 Page

149 of Deeds.

2. The mortgage or deed of trust securing the indebtedness covered by this Policy is described as follows:

A deed of trust executed by Ivan Deach and Rachel Deach, his wife, to Title Insurance and Trust Company, a corporation, trustee, to secure their note for Six Hundred Eighty (\$680.00) Dollars, dated June 7th 1934, with interest at six per cent per annum, principal and interest payable as therein provided, in favor of Ed Fletcher Co., a corporation, and any other amounts payable under the terms thereof, filed for record August 9th 1934.

Said deed of trust by its terms is made subject to the mortgage hereinafter referred to.

3. The land referred to in this Policy is described as follows:

Lot 40 of Nevin Place, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 12 Page 48 of Maps, in the office of the County Recorder of said County.

# SCHEDULE B

The Company does not, by this Policy, insure against:

**Showing defects, liens, encumbrances and other matters against which the Company does not, by this Policy, insure.**

**1. General and special taxes of the fiscal year 1934-1935.**

**2. Covenants, conditions and restrictions imposed by the deed from William Stanton and wife, recorded in Book 4939 Page 149 of Deeds.**

**3. A mortgage executed by Ivan Deach and Rachel Deach, his wife, to secure a note dated June 7th 1934 for Twenty-seven Hundred Dollars (\$2700.00) with interest at five per cent per annum, principal and interest payable as therein provided, in favor of Home Owners' Loan Corporation, filed for record August 9th 1934.**

## CONDITIONS

[1.] If any insured acquires said land, or any part thereof, by foreclosure, trustee's sale, or other legal means in satisfaction of said loan, or if any insured acquires said land, or any part thereof, in favor of said insured, subject to all of the covenants herein applicable to an owner of land. In the event of such acquisition, the term "this insured" as used herein shall mean the insured who acquires said land or portion thereof by such means, or (b) if such insured is a corporation, any successor thereof by merger or consolidation.

[2.] The Company at its option shall defend the insured in all actions, suits, claims, and proceedings, and shall pay the costs thereof, a defect, lien or encumbrance insured against by this Policy and may pursue such litigation to final determination in the court of last resort. In case any such action or proceeding shall be begun, or in case knowledge shall come to any insured of any claim of title or interest adverse to the title as insured, or which might cause loss or damage for which the Company shall or may be liable by virtue of this Policy, such insured shall at once notify the Company thereof in writing. If such notice shall not be given to the Company at least five days before the appearance day in any such action or proceeding, or if such insured shall not, in writing, promptly notify the Company of any defect, lien or encumbrance insured against or any such adverse claim which shall come to the knowledge of such insured, in respect to which loss or damage is apprehended, then all liability of the Company as to such insured having such notice in regard to the subject of such action, proceeding or claim shall cease and terminate, provided, however, that failure to so notify shall in no case prejudice the claim of any insured unless the Company shall be actually prejudiced by such failure. In all cases where this Policy permits or requires the Company to prosecute or defend any action or proceeding, the insured shall secure to it the right to so prosecute or defend such action or proceeding, and all appeals therein, and permit it to use, at its option, the name of the insured for such purpose. The word "knowledge" in this paragraph means actual knowledge and does not refer to constructive knowledge or notice which may be imputed to the insured by reason of any public record or otherwise.

[3.] The Company reserves the option to pay, settle or compromise for or in the name of the insured, any claim insured against or to pay this Policy in full, and payment or tender of payment of the full amount of this Policy together with all costs which the Company is obligated hereunder to pay shall terminate all liability of the Company hereunder.

[4.] Whenever the Company shall have settled a claim under this Policy, it shall be subrogated to and be entitled to all rights, securities and remedies which the insured would have had against any person or property in respect to such claim, had this Policy not been issued, and the insured shall transfer or cause to be transferred to the Com-

pany such rights, securities and remedies, and the insured shall execute all necessary instruments and papers to the name of the insured for the recovery, retention or defense thereof. If the insured shall not so transfer to the Company the full amount of such claim, the Company shall be subrogated to such rights, securities and remedies in the proportion which said payment bears to the amount of said loss.

[5.] The Company shall pay to any insured claiming under this Policy by an insured owner of said indebtedness, to any such insured the entire amount of said indebtedness, together with interest thereon, in full, in which case the Company shall become the owner of, and such insured shall release and transfer to the Company said indebtedness and shall terminate all liability under this Policy.

[6.] A statement in writing of any loss or damage for which it is claimed the Company is liable under this Policy shall be furnished to the Company within sixty days after such loss or damage shall have been ascertained. No action or proceeding for the recovery of any such loss or damage shall be instituted or maintained until after full compliance by the insured with all the conditions imposed on the insured by this Policy nor unless commenced within twelve months after receipt by the Company of such written statement.

[7.] The Company will pay, in addition to any loss insured against by this Policy, all costs incurred upon the insured in litigation carried on by the Company for the insured, and in litigation carried on by the insured with the written authorization of the Company but not otherwise. The Company will not be liable for loss or damage by reason of defects, claims or encumbrances created subsequent to the date hereof or resulting in no pecuniary loss to the insured, or for defects, claims or encumbrances created or suffered by the insured claiming such loss or damage, or existing at the date of this Policy and known to the insured claiming such loss or damage either at the date of this Policy or at the date such insured claimant acquired an estate or interest insured by this Policy. The liability of the Company under this Policy shall in no case exceed in all the actual loss of the insured and costs which the Company is obligated hereunder to pay and in no case shall such total liability exceed the amount of this Policy and said costs. All payments under this Policy shall reduce the amount of the insurance pro tanto and no payment can be demanded by any insured without producing this Policy for indorsement of such payment. Payment in full by any person or voluntary satisfaction or release by the insured of the mortgage or deed of trust described in Schedule A shall terminate all liability of the Company under this Policy.

[8.] No provision or condition of this Policy can be waived or changed except by writing endorsed hereon or attached hereto signed by the President, a Vice-President, the Secretary or an Assistant Secretary of the Company.



EXCEPTIONS

THE COMPANY does not, by this Policy, insure against:

[1.] Any facts which a correct survey and inspection of said land would show; water rights; mining claims; rights or claims of parties in possession of any part of said land, easements, liens or encumbrances which are not shown by the official records of (a) the County of Los Angeles; (b) the Federal Offices at Los Angeles; (c) any City in which, or adjacent to which, said land is located.

[2.] Assessments, taxes or obligations levied or created for any public or district improvement or purpose, unless at the date hereof the amount of such assessment, tax or obligation has been fixed, is payable and is shown as a lien by the official records of (a) the County of Los Angeles; or (b) any City in which said land is located.

[3.] Proceedings for municipal improvement, which, at the date hereof, are shown by the official records of any such city, but have not resulted in imposition of a lien upon, or establishment of an easement over, or adjudication of the right to a public use of, said land or any part thereof.

[4.] Action by any governmental agency for the purpose of regulating occupancy or use of said land or any building or structure thereon.

CONDITIONS

[1.] If any Insured acquires said land, or any part thereof, by foreclosure, trustee's sale, or other legal manner in satisfaction of said indebtedness, or any part thereof, this Policy shall continue in force in favor of such Insured, subject to all of the conditions hereof applicable to an owner of land. In the event of such acquisition, the term "the Insured" shall also include (a) if such Insured is a person, any person or corporation deriving an estate or interest in said land as heir or devisee of such person, or (b) if such Insured is a corporation, any person or corporation deriving an estate or interest in said land by dissolution, merger or consolidation.

[2.] The Company at its own cost shall defend the Insured in all actions or proceedings commenced against the Insured founded upon a defect, lien or encumbrance insured against by this Policy and may pursue such litigation to final determination in the court of last resort. In case any such action or proceeding shall be begun, or in case knowledge shall come to any Insured of any claim of title or interest adverse to the title as insured, or which might cause loss or damage for which the Company shall or may be liable by virtue of this Policy, such Insured shall at once notify the Company thereof in writing. If such notice shall not be given to the Company at least five days before the appearance day in any such action or proceeding, or if such Insured shall not, in writing, promptly notify the Company of any defect, lien or encumbrance insured against or any such adverse claim which shall come to the knowledge of such Insured, in respect to which loss or damage is apprehended, then all liability of the Company as to each Insured having such notice in regard to the subject of such action, proceeding or claim shall cease and terminate, provided, however, that failure to so notify shall in no case prejudice the claim of any Insured unless the Company shall be actually prejudiced by such failure. In all cases where this Policy permits or requires the Company to prosecute or defend any action or proceeding, the Insured shall secure to it the right to so prosecute or defend such action or proceeding, and all appeals therein, and permit it to use, at its option, the name of the Insured for such purpose. The word "knowledge" in this paragraph means actual knowledge and does not refer to constructive knowledge or notice which may be imputed to the Insured by reason of any public record or otherwise.

[3.] The Company reserves the option to pay, settle or compromise for or in the name of the Insured, any claim insured against or to pay this Policy in full, and payment or tender of payment of the full amount of this Policy together with all costs which the Company is obligated hereunder to pay shall terminate all liability of the Company hereunder.

[4.] Whenever the Company shall have settled a claim under this Policy, it shall be subrogated to and be entitled to all rights, securities and remedies which the Insured would have had against any person or property in respect to such claim, had this Policy not been issued, and the Insured shall transfer or cause to be transferred to the Com-

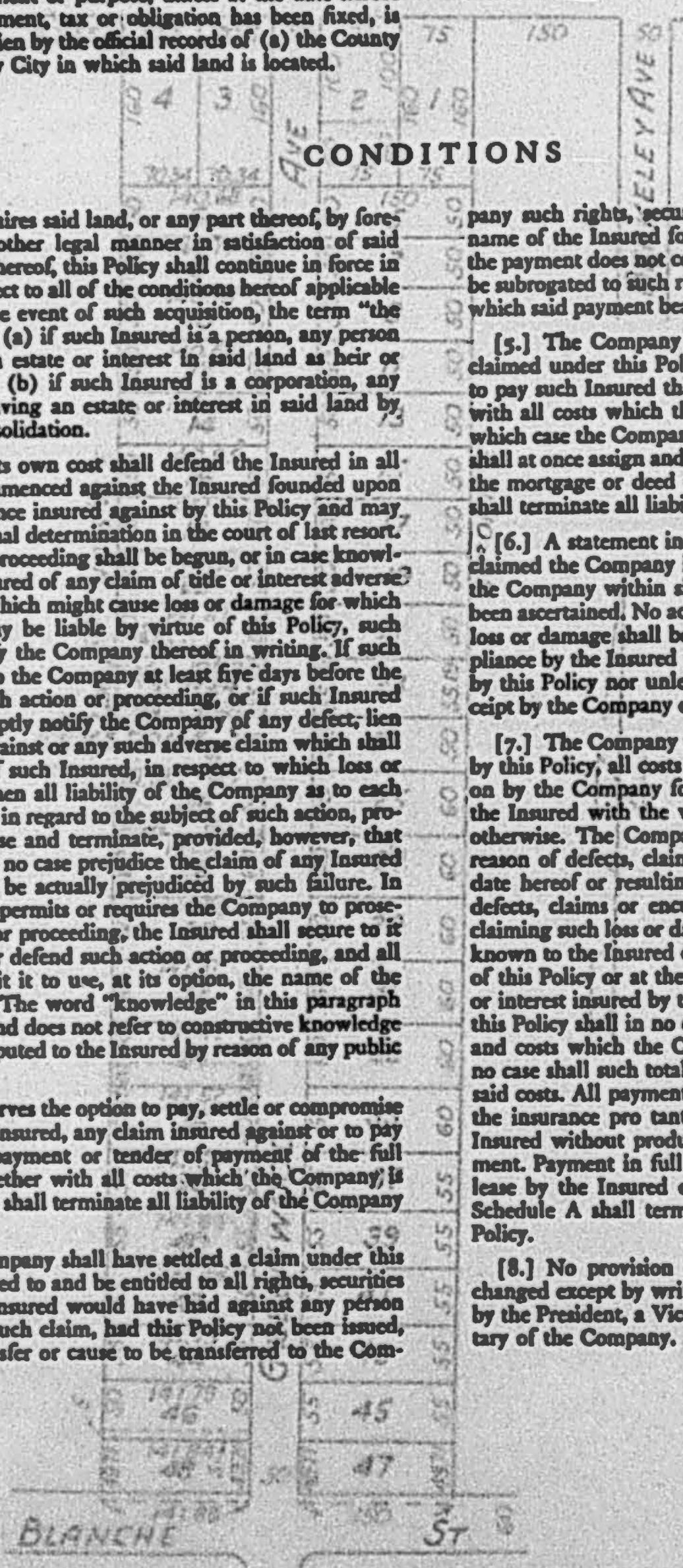
pany such rights, securities and remedies, and permit it to use the name of the Insured for the recovery, retention or defense thereof. If the payment does not cover the loss of the Insured, the Company shall be subrogated to such rights, securities and remedies in the proportion which said payment bears to the amount of said loss.

[5.] The Company has the right and option, in case any loss is claimed under this Policy by an Insured owner of said indebtedness, to pay such Insured the entire amount of said indebtedness, together with all costs which the Company is obligated hereunder to pay, in which case the Company shall become the owner of, and such Insured shall at once assign and transfer to the Company said indebtedness and the mortgage or deed of trust securing the same, and such payment shall terminate all liability under this Policy.

[6.] A statement in writing of any loss or damage for which it is claimed the Company is liable under this Policy shall be furnished to the Company within sixty days after such loss or damage shall have been ascertained. No action or proceeding for the recovery of any such loss or damage shall be instituted or maintained until after full compliance by the Insured with all the conditions imposed on the Insured by this Policy nor unless commenced within twelve months after receipt by the Company of such written statement.

[7.] The Company will pay, in addition to any loss insured against by this Policy, all costs imposed upon the Insured in litigation carried on by the Company for the Insured, and in litigation carried on by the Insured with the written authorization of the Company but not otherwise. The Company will not be liable for loss or damage by reason of defects, claims or encumbrances created subsequent to the date hereof or resulting in no pecuniary loss to the Insured, or for defects, claims or encumbrances created or suffered by the Insured claiming such loss or damage, or existing at the date of this Policy and known to the Insured claiming such loss or damage either at the date of this Policy or at the date such Insured claimant acquired an estate or interest insured by this Policy. The liability of the Company under this Policy shall in no case exceed in all the actual loss of the Insured and costs which the Company is obligated hereunder to pay and in no case shall such total liability exceed the amount of this Policy and said costs. All payments under this Policy shall reduce the amount of the insurance pro tanto and no payment can be demanded by any Insured without producing this Policy for indorsement of such payment. Payment in full by any person or voluntary satisfaction or release by the Insured of the mortgage or deed of trust described in Schedule A shall terminate all liability of the Company under this Policy.

[8.] No provision or condition of this Policy can be waived or changed except by writing endorsed hereon or attached hereto signed by the President, a Vice-President, the Secretary or an Assistant Secretary of the Company.





# Title Insurance and Trust Company

FOUNDED 1893

WILLIAM H. ALLEN, JR.  
PRESIDENT

433 SOUTH SPRING STREET

STUART O'MELVENY,  
FIRST VICE PRESIDENT

LOS ANGELES

BAKERSFIELD  
1715 CHESTER AVENUE  
SANTA BARBARA  
14 EAST CARRILLO STREET  
SAN LUIS OBISPO  
777 HIGUERA STREET

September 21st 1934

## TITLE INSURANCE AND TRUST COMPANY

AUG 16 1934

433 SOUTH SPRING STREET, LOS ANGELES 1 349 567

MADISON 2311

Ed Fletcher Co  
1020 Ninth Avenue  
San Diego, California

YOUR

HOLC 22672  
Deach

Description

DATE	ITEM	CODE	CHARGES	CREDITS	BALANCE
	Forward				

Charles Fletcher  
c/o Security-First National Bank  
Sixth and Spring Streets  
Central Credit Department  
Los Angeles, California

Re: Home Owners' Loan Corporation  
Appl. 4B-22672 - Ivan J. Deach ✓

Dear Sir:

We are enclosing herewith deed of trust recorded in Book 12899 Page 231 of Official Records in accordance with your escrow instructions.

Yours very truly,

*Harold R. Teach*

HAROLD R. TEACH,  
Title Department.

HRT:VB

In reply please refer to  
Escrow No. 1349567 - HRT.

4  
676  
- .06  
40.56  
10.17 quarterly  
interest  
Sept 7, 1934

# Title Insurance and Trust Company

FOUNDED 1893

WILLIAM H. ALLEN, JR.  
PRESIDENT

433 SOUTH SPRING STREET

BAKERSFIELD  
1715 CHESTER AVENUE  
SANTA BARBARA  
14 EAST CARRILLO STREET  
SAN LUIS OBISPO  
808 MONTEREY STREET

STUART O'MELVENY,  
FIRST VICE PRESIDENT

LOS ANGELES

June 20th 1935

Ed Fletcher  
920 8th Street  
San Diego, Calif.

Dear Mr. Fletcher:

In re Trust R 7898

We are writing to call the attention of the beneficiaries in respect to Trust R 7898 under which we hold two lots on Harratt Street and Palm Avenue, being portion of the Rancho La Brea, to the tax delinquencies against the said property, which we are advised are as follows:

Parcel 1.	1931	\$36.72	
	1932	24.49	
	1933	20.75	
	1934	21.62	
Parcel 2.	1931	34.64	
	1932	56.96	
	1933	48.76	
	1934	50.96	
		<u>\$294.90</u>	

We are advised that the above delinquent taxes may be paid after June 29th 1935 and on or before September 1st 1935 without penalties, interest and cost, and further that they may be placed under the 10 year plan on or before April 20th 1936.

Very truly yours,

*H. L. Sheldon*  
H. L. SHELDON  
Trust Department

HLS KMK

# Title Insurance and Trust Company

FOUNDED 1893

WILLIAM H. ALLEN, JR.  
PRESIDENT

433 SOUTH SPRING STREET

BAKERSFIELD  
1715 CHESTER AVENUE  
SANTA BARBARA  
14 EAST CARRILLO STREET  
SAN LUIS OBISPO  
808 MONTEREY STREET

STUART O'MELVENY,  
FIRST VICE PRESIDENT

LOS ANGELES

July 26, 1935

*File  
Done OK*

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

Dear Sir:

We are enclosing, for your signature, an order authorizing us to levy an assessment on the so-called Beverly Hills Water Lots held under trust R-7898, together with a notice for said assessment.

It is our understanding that Mr. S. H. Woodruff has signified that he is unable to pay his assessment, and therefore the beneficiaries should give consideration to this phase, as none of the assessments can be used unless someone advances Mr. Woodruff's share.

Very truly yours,

*H. L. Sheldon*  
H. L. SHELDON  
Trust Department

HLS CM  
Enc.

In reply, kindly refer  
to our Trust No. R-7898

*Sherman Water Co.  
Pmb. 94 98  
8/5/35*

# Title Insurance and Trust Company

FOUNDED 1893

WILLIAM H. ALLEN, JR.  
PRESIDENT

STUART O'MELVENY  
FIRST VICE PRESIDENT

433 SOUTH SPRING STREET

LOS ANGELES

BAKERSFIELD  
1718 CHESTER AVENUE  
SANTA BARBARA  
16 EAST GARRILLO STREET  
SAN LUIS OBISPO  
777 MIQUELA STREET

August 16, 1935

Mr. Ed Fletcher  
1020 Ninth Avenue  
San Diego, Calif.

Dear Sir:

In re Trust R 7898

We have been requested by Mr. S. H. Woodruff to forward for your signature the enclosed order for the sale of 50 feet of property known as Parcel 2 under our Trust R 7898.

Very truly yours,

*H. L. Sheldon*  
H. L. SHELDON  
Trust Department

HLS KMK

Encl

# Title Insurance and Trust Company

FOUNDED 1893

WILLIAM H. ALLEN, JR.  
PRESIDENT

STUART O'MELVENY  
FIRST VICE PRESIDENT

433 SOUTH SPRING STREET

LOS ANGELES

BAKERSFIELD  
1718 CHESTER AVENUE  
SANTA BARBARA  
16 EAST GARRILLO STREET  
SAN LUIS OBISPO  
777 MIQUELA STREET

August 16, 1935

Mr. Ed Fletcher  
1020 Ninth Avenue  
San Diego, Calif.

Mr. S. H. Woodruff  
315 West Ninth St.  
Los Angeles, Calif.

Brant Trust Committee  
c/o R. A. Brant  
Title Insurance Bldg.

Gentlemen:

In re Trust R 7898

We are enclosing for your information copy of letter of August 10th from the Chandis Securities Company in respect to our Trust R 7898.

Very truly yours,

*H. L. Sheldon*  
H. L. SHELDON  
Trust Department

HLS KMK

Encl

# Title Insurance and Trust Company

FOUNDED 1893

WILLIAM H. ALLEN, JR.  
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FIRST VICE PRESIDENT

433 SOUTH SPRING STREET

LOS ANGELES

BAKERSFIELD  
1718 CHESTER AVENUE  
SANTA BARBARA  
14 EAST CARRILLO STREET  
SAN LUIS OBISPO  
777 HIGUERA STREET

October 7th 1935

Chandis Securities Company  
Times Building  
First and Broadway  
Los Angeles, California

Attn: Mr. H. E. Downing  
Secretary

Mr. Ed Fletcher  
1020 9th Avenue  
San Diego, California

Gentlemen:

Mr. S. H. Woodruff has sent into the office the C. K. Holbrook Company, 8861 Sunset Boulevard, with an all cash offer from John Francis Fay for \$900 with no commission to be paid, for the inside lot held under the so-called Beverly Hills Water Lot - Trust R 7898.

It is our understanding that the purchaser is the owner of the adjoining lot and it is Mr. Woodruff's belief that he will pay \$1000 less 5% commission; in other words, \$50 more than the above offer.

Mr. Fay stated that the reason he had reduced the offer \$50 was because the telephone company who used the Southern California Edison pole on the property stated that the pole could not be moved for less than the sum of \$125.

The real estate broker also would like to know if we will set a price on terms for the sale of the corner parcel.

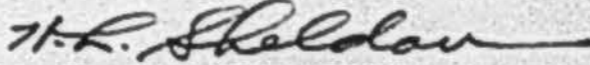
If the offer for the inside lot is acceptable to you, will you please sign and return to us the enclosed authorization.

We will withhold the filing of the declaration of default on the beneficial interest of Mr. Woodruff until we hear whether you accept or reject the above

Page 2

mentioned offer.

Very truly yours,

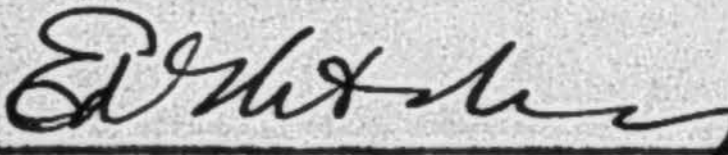
  
H. L. SHELDON  
Trust Department

HLS KMK

TITLE INSURANCE AND TRUST COMPANY,  
Los Angeles, California

You are hereby authorized and directed to sell for the account of your Trust R 7898 Parcel 2 under the said trust described as portions of Lots 1 and 2 of the Pico-Cahuenga Valley Tract for the sum of \$900 cash, less title costs, but without the payment of any commission.

Dated, San Diego, California, October 8<sup>th</sup> 1935.

  
\_\_\_\_\_

COPY

October 10, 1935

Please refer all communications relative to this matter to this company, attention H. H. Downing, Asst. Secy., File #1033

Title Insurance and Trust Company,  
433 South Spring Street,  
Los Angeles, California.

Attention: Mr. H. G. Sheldon

Gentlemen:

This has to do with Trust B-7898 and your letter of October 7th. This company will not agree to sell the lot at the price offered.

In our letter to you under date of December 21, 1934 we stated that we would be willing to sell the inside lot for \$2000.00 and the corner lot for \$2500.00. We are still of the same opinion.

Yours very truly,

Assistant Secretary

HED:KH



**Ed Fletcher Papers**

**1870-1955**

**MSS.81**

**Box: 30 Folder: 7**

**General Correspondence - Title Insurance  
and Trust Company, Los Angeles**



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