

OFFICERS
 W. A. SLOANE
 PRESIDENT
 THOS. O'HALLARAN
 VICE-PRESIDENT
 ED. FLETCHER, JR.
 VICE-PRESIDENT
 ROGER M. ANDREWS
 SECRETARY
 O. E. DARNALL
 TREASURER

TELEPHONE 3-6316

CALIFORNIA LAND BUYERS SYNDICATE

1100 BROADWAY
 SAN DIEGO, CALIFORNIA

October 18, 1926

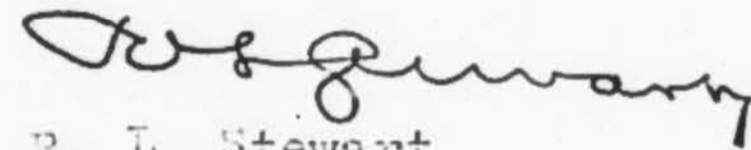
Ed Fletcher Co.,
 920 8th St.,
 San Diego, Calif.

Attention Insurance Department

Gentlemen:

As per my telephone conversation of this date, I am enclosing herewith inventory of furniture and fixtures of R. L. Stewart, located at 1100 Broadway, San Diego, Calif. as of October 16th, 1926, totalling \$4,272.70 upon which I have requested you to issue full coverage policy in the amount of \$3,500.00. Will you please handle this promptly and oblige.

Yours very truly,



R. L. Stewart

RIS/GA

- INVENTORY -
 FURNITURE & FIXTURES OF R. L. STEWART
 LOCATED, 1100 BROADWAY, SAN DIEGO, CALIFORNIA,
 AS OF OCTOBER 16, 1926.

Permanent office fixtures, mahogany	-	\$1365.40
Removable signs on building	- - - - -	75.00
Gold lettering on windows & doors	- - - - -	63.50
Linoleum	- - - - -	220.50
1 Electric fan	- - - - -	36.00
1 Eureka vacuum cleaner	- - - - -	40.00
9 Venetian blinds	- - - - -	152.00
1 Mirror	- - - - -	1.50
1 Broom	- - - - -	1.00
12 Light globes	- - - - -	5.10
1 Large typewriter desk	- - - - -	57.50
1 Armless " " chair	- - - - -	13.50
5 Waste baskets	- - - - - \$2.00	10.00
1 City & County Directory	- - - - -	10.00
1 Chair cushion	- - - - -	5.00
2 Brass cuspidors	- - - - - \$2.25	4.50
2 Green " "	- - - - - 1.25	2.50
2 Straight Arm Chairs	- - - - - 12.50	25.00
1 Desk mahogany (Lyons)	- - - - -	60.50
1 Swivel " chair for same	- - - - -	28.50
1 Green desk pad	- - - - -	4.50
1 Safe	- - - - -	296.50
1 Underwood Typewriter	- - - - -	107.50
1 Small typewriter desk	- - - - -	25.00
1 Armless swivel chair	- - - - -	13.50
2 Mahogany letter trays	- - - - - \$2.00	4.00
1 Wire " basket	- - - - -	1.40
1 Glass double ink stand	- - - - -	1.80
1 Letter scales	- - - - -	2.10
1 Paper punch	- - - - -	.50
1 Paper (hotchkiss)	- - - - -	4.00
1 Pencil sharpener	- - - - -	2.00
3 Card files 3 x 5	- - - - - 2.90	8.70
1 Bond box	- - - - -	1.80
4 Bookkeeping books	- - - - -	45.00
2 Check voucher registers	- - - - - 2.05	4.10
1 Record book (salesmen comms)complete	- - - - -	6.50
1 Dup. check Binder	- - - - -	2.00
1 Binder (Dup. dept. sheets)	- - - - -	2.00
1 Pr. Office shears	- - - - -	1.75
1 Mahogany table 30"x52"	- - - - -	32.25
1 Green letter file & Guides	- - - - -	19.10
1 Mahogany straight arm chair	- - - - -	12.50
1 Scrap book	- - - - -	2.10
1 Mahogany table 29 1/2" x 60"	- - - - -	32.40
2 Mahogany straight arm chairs	- 11.25 -	22.50
1 " swivel arm chair	- - - - -	17.50
2 Brown linoleum desk pads	- - - 4.50 -	9.00
1 Mahogany table 42" x 95 3/4"	- - - - -	175.00
6 " straight arm	- - - - - 23.50 -	141.00
1 Straight leather btm mahogany chair	- - - - -	25.00
1 Persian rug	- - - - -	269.50
		<u>\$3469.50</u>

1	Map	10.00
1	Mahogany desk (Stewart)	98.50
1	" straight arm chair	
	leather bottom	40.00
1	" swivel arm chair	
	leather bottom	45.00
1	" Ink stand	2.50
1	" Ink base double	2.00
1	leather work organizer	5.00
1	Glass ink well	2.40
2	Puff Austrian shades	36.00
2	Flags	7.50
	Pole, ends, and rings	2.50
	Cord for picture	.60
50	Ft. lamp cord, (incl labor)	4.65
1	Sales record book	3.15
1	Small typewriter stand	17.50
1	Underwood Typewriter	110.00
1	Cup & Sponge	.50
1	Underwood typewriter(perforated type)	65.00
1	Cigarette tray	.40

T O T A L \$3,922.70

Stationery. Stamped envelopes - printed forms as per invoice -

350.00
\$ 4,272.70

CALIFORNIA LAND BUYERS SYNDICATE

1100 BROADWAY
SAN DIEGO, CALIFORNIA

February 7, 1928

Col. Ed Fletcher,
920 8th St.,
San Diego, Cal.

Dear Sir:

Referring to our conversation of this date regarding additional acreage I desire at Cuyamaca, I have now 3.42 acres, and desire to purchase 1.58 acres immediately adjoining my present holdings, so as to round out a five-acre lot.

I have measured and set a post approximately 130 feet from the northeast corner, and your engineers may make this additional survey at their convenience. I would, however, like to meet your engineer Saturday, February 11, as I expect to spend the week-end at my cabin.

While I desire to purchase this additional land in order to better lay out the drive and approach to my home there, I do not wish to pay \$1,000.00 an acre, as the land I desire is low and without trees and does not occupy a point of vantage with respect to view.

I should say that, in view of the fact that I have already bought three and one-half acres from you at \$1,000.00 per acre, a considerable portion of which is not suitable for cabin sites, a price of \$500.00 an acre for the additional land wanted would be about right.

As soon as we definitely decide on this matter, I desire to put the existing contract on a funded basis as originally agreed upon.

Yours very truly,

R. L. Stewart
R. L. Stewart

RLS:HW

March 31st, 1928.

Mr. R. L. Stewart,
11th and Broadway,
San Diego, California.

My dear Mr. Stewart:

Answering yours of the 19th, I hope in a few days to get a deed to the Kelly ditch rights. When I do, I will recommend a settlement with you on the basis of \$500 an acre for the additional land, you to pay for one-half of the cost of the road from the County highway to the west end of your property, and agree to dedicate as a public highway a forty foot strip thru your property.

Any deed that I get will extinguish the cloud on the title to your land regarding the Kelly ditch rights.

Kindly confirm, if this is your understanding.

It is up to you to put a car into that Memphis caravan and we will show you how to get some publicity.

Yours very truly,

EF:GMF

Prepare a deed and figure out the amount R. L. Stewart owes. Take contract as originally signed, add to it the balance of the acreage at \$500 an acre plus 7 percent interest from March 31, 1928 bringing the total up to 3612. Make a trust deed in Fidelity for what he owes me, abandon the easement for the r/w along the No. line of the 3.42 acres but put in the following: The balance of the amount due on the trust deed is Aug. 11, 1922, interest 7% payable quarterly; Reserving all water and mineral rights. Permission is given to build 4 more houses on this tract. Land to be used only for residential purposes and for 20 year period. Race restriction. Cut out the easement for road purposes along the north line. Leave in the easement on the southerly line, a 40 ft. easement for road purposes along the so-called Kelly Ditch. Check up about reservation Kelly Ditch rights. It is subject to that.

12007 24100-5/12/
1206 241224 2400 217

January 9th, 1929.

Mr. R. L. Stewart, Jr.,
c/o Johnson Envelope Co.,
631 Front Street,
San Diego, California.

Dear Mr. Stewart:

We wish to advise you that the Phoenix Indemnity Company who carries the Property Damage and Collision Insurance on your Chrysler car is requesting that you carry Public Liability insurance too. We can issue this coverage for \$5000 and \$10,000 limits at a premium of \$21.00 for one year. It is very unusual to issue the coverage that you have without the Public Liability coverage.

May we hear from you real soon as to your decision regarding the Public Liability coverage.

Yours very truly,

ED FLETCHER COMPANY

BY

GMF

*O.K. 5/10
revised 11/9/29
Mrs H. at
Burbank -
fr -*

February 20th,
1929

Mr. R. L. Stewart,
c/o California Land Buyers Syndicate,
1100 Broadway,
San Diego, California.

Dear Mr. Stewart:

I have read a copy of your letter of February eightth to Judge Sloane in answer to my letter of the eighth.

It is fully explanatory and in no way reflects on the Company.

I have cleared the wrong impression among several prominent men in this city and I am sure the result is only one of benefit to the company.

I had only one motive in mind in writing Judge Sloane and that was for the best interests of the Company.

Yours truly,

EF:AK

SUNLANDS INVESTMENT CO.

1100 BROADWAY

SAN DIEGO, CALIFORNIA

April 6th, 1929.

April
Eighth
1929

Mr. R. L. Stewart
1100 Broadway
San Diego, California.

My dear Stewart:

I am still waiting for that Grossmont deed that
you were going to give me. How come?

Yours very truly,

EF:GMF

Col. Ed Fletcher
1020 Ninth Street
San Diego, Calif

Dear Col. Fletcher:

About the Grossmont deed as referred
to in your April 5 letter, there are some minor
points to be cleared up before I feel that a
deed would carry what you wish.

As soon as that has been done which I
expect to bring about in a few days, I will
come over and see you.

Very truly yours,

SUNLANDS INVESTMENT CO.
R. L. Stewart
R. L. Stewart
President

RLS:D

May 27th, 1929.

Mr. R. L. Stewart
1100 Broadway
San Diego, California.

Dear Mr. Stewart:

I have been called down by the La Mesa Irrigation District about private boats on the lake. They ordered them all off on the first, but under date of May 25th they have given consent to allow just three of you, Sloane, Stewart and Chandler, to have private boats, but no more to be taken on, the price to be \$25 a year.

Enclosed find bill for same.

You understand that you are not to rent the boats out to anyone.

Yours very truly,

EF:GMF
Encl.

New Contract . 5.02 AC
Old " 3.42
1.60 AC at
500 per acre
\$ 800.00

Int on \$800.00
3/31/28 to 8/11/29 -
14 mos - 13 da - 76.68
\$ 276.68
2736.00
\$ 3612.68

14th
Fred
Albery

CUYAMACA
SOLANA BEACH
FLETCHER HILLS
FINE HILLS
GROSBENT
AVOCADO ACRES

Ed Fletcher Company
1020 NINTH STREET
SAN DIEGO, CALIFORNIA

August 12, 1929.

Mr. R. L. Stewart,
California Land Buyers,
San Diego, California.

My dear Mr. Stewart:

Enclosed herewith find Deed of Trust covering the 5.02 acres, together with promissory note for \$3612.00 covering the balance due, to be signed by the Sunlands Investment Company, a corporation.

We have arrived at the amount as follows:

Your original purchase was 3.42 acres on which there is a balance due of \$2736.00
You are now buying an additional 1.6 acres making a total of 5.02 acres. The additional acreage is figured on the basis of \$500.00 an acre, plus interest from March 31, 1928 to Aug. 11, 1929, prin. \$800.00. Int \$76.68
876.00
\$3612.00

If these papers are correct kindly sign and return and we will put in the title company with out deed with instructions to continue the certificate of title in your name subject to the trust deed.

We have checked our records as to interest due on the old contract and find 9 months interest due. Will you please also send your check for \$143.64 (together with the box of candy) to bring interest up to date of Aug. 11th.

Yours very truly,

ED FLETCHER COMPANY

By Katherine H. May

KLM

CUYAMACA
SOLANA BEACH
FLETCHER HILLS
PINE HILLS
GROSSMONT
AVOCADO ACRES

Ed Fletcher Company
1020 NINTH STREET
SAN DIEGO, CALIFORNIA

August 12, 1929.

August 27, 1929.

Mr. R. L. Stewart,
California Land Buyers,
San Diego, California.

Mr. R. L. Stewart,
California Land Buyers,
11th & Broadway,
San Diego, California.

My dear Mr. Stewart:

My dear Stewart:

Enclosed herewith find Deed of Trust covering the 5.02 acres, together with promissory note for \$3612.00 covering the balance due, to be signed by the Sunlands Investment Company, a corporation.

Enclosed find copy of the deed we are making to you.

We have arrived at the amount as follows:

I appealed to the Board of Directors of the La Mesa District to clear the title of the Kelly Ditch Right of Way. This their attorney refused to do. It does not amount to anything. It never will be used again, in my opinion, but it meant a whole lot of expense and trouble, particularly as the Kelly Ditch Line was mentioned as one of the assets of the District in putting over the \$2,500,000 bond issue, and it looks as if we would have to get the consent from every bond holder, which if out of the question, of course.

Your original purchase was 5.42 acres on which there is a balance due of	\$2736.00
You are now buying an additional 1.6 acres making a total of 5.02 acres. The additional acreage is figured on the basis of \$500.00 an acre, plus interest from March 31, 1928 to Aug. 11, 1929, prin. \$200.00. Int \$76.28	876.00
	<hr/>
	\$3612.00

I know you will understand the situation.

If these papers are correct kindly sign and return and we will put in the title company with out deed with instructions to continue the certificate of title in your name subject to the trust deed.

Yours very truly,

Ed Fletcher
m

We have checked our records as to interest due on the old contract and find 9 months interest due. Will you please also send your check for \$143.64 (together with the box of candy) to bring interest up to date of Aug. 11th.

EF:KLM

Yours very truly,

ED FLETCHER COMPANY

By

KLM

*Know R. L. Stewart
check of interest
for return Aug 19/1929*

Husband and wife

Ten and no/100 - - - - -

SUNLANDS INVESTMENT COMPANY - - - - -

- - - - - a corporation - - - - -
the

All that portion of Lot "D" of the Partition of the Rancho Cuyamaca according to the map thereof filed in Book 43, Page 309 of Deeds, Records of San Diego County, California, described as follows:

Beginning at a point in the South line of said Lot "D" whence a two inch iron pipe marking the Northwest corner of Lot "Y" according to Licensed Surveyor's Map No. 218 bears South $76^{\circ} 07' 30''$ East 481.56 feet and running thence along the said South line of Lot "D" North $76^{\circ} 02' 30''$ West 371.24 feet to a point, said point being marked by a two inch iron pipe shown on said Licensed Surveyor's Map No. 218; thence North $18^{\circ} 44'$ East 518.58 feet; thence South $74^{\circ} 49'$ East 150.0 feet; thence North $15^{\circ} 11'$ East 133.74 feet; thence South $69^{\circ} 00'$ East 104.64 feet to the beginning of a tangent curve concave to the Northwest and having a radius of 319.50 feet; thence Easterly along said curve 119.89 feet thru an angle of $21^{\circ} 30'$ to the end of said curve thence South $0^{\circ} 30'$ East 20 feet; thence South $18^{\circ} 47'$ West 625.02 feet to the point of beginning.

, EXCEPTING therefrom any portion of the land herein described above that lies within the Kelly Ditch right-of-way, RESERVING to the Grantors, their successors or assigns, a right of way for road purposes along said Kelly Ditch line subject to the requirements of the Board of Supervisors of San Diego County, California for a public highway when hereafter dedicated by said Grantors; The Grantors hereby also reserve an easement and right of way for road purposes over the southerly twenty (20) feet of the land herein above described; The Grantors also hereby reserve an easement and right of way for road purposes over the most northerly twenty (20) feet of the land herein above described, all as per map hereto attached.

THIS DEED is subject to the following reservations and restrictions, a breach of which will work a forfeiture of title, which said reservations and restrictions shall inure to the benefit of the Grantors, their successors or assigns; but to no other person:

1. That said premises shall be used for residence purposes only;
2. That not more than five residences shall be built on said premises;
3. That no building other than a dwelling house, private stable and necessary garage and outbuildings shall be erected, placed, constructed and/or maintained or permitted to be erected, placed, constructed and/or maintained on any part of the land herein conveyed and any building shall have an exterior design approved by the Grantors before same shall be constructed or placed or permitted to be constructed or placed on any of the land herein described.
4. That a septic tank for sewerage purposes shall be installed of a standard satisfactory to the State Board of Health before any improvements are made on said premises.
5. That neither the said land nor any part thereof shall be conveyed, transferred, demised to or held, occupied by or owned by or resided on by any person not of the white or Caucasian race; but persons of any race may be on said land as employes of servants of the owner.
6. That Grantor hereby reserve all the mineral and water which may lie underneath the surface of said lands.

The conditions subsequent above set forth, with the exception of the condition subsequent set forth in Clause Five above, shall in all respects terminate and end and be of no further effect on and after January 1st, 1948.

The Grantor further reserve a right of way across said premises for the installation and maintenance of sewer, water and gas mains, poles and wires for the conveyance of electricity, with the right of ingress and egress for the maintenance and operation thereof, which said reservation shall inure to the benefit of the Grantors and any public utility corporation, whether private or municipal.

August 27, 1929.

Mr. R. L. Stewart,
California Land Buyers,
11th & Broadway,
San Diego, California.

My dear Stewart:

Enclosed find copy of the deed we are making to you.

I appealed to the Board of Directors of the La Mesa District to clear the title of the Kelly Ditch Right of Way. This their attorney refused to do. It does not amount to anything. It never will be used again, in my opinion, but it meant a whole lot of expense and trouble, particularly as the Kelly Ditch Line was mentioned as one of the assets of the District in putting over the \$2,500,000 bond issue, and it looks as if we would have to get the consent from every bond holder, which if out of the question, of course.

I know you will understand the situation.

Yours very truly,

EF:KIM

September Twenty-fourth,
1 9 2 9

Mr. R. L. Stewart,
1100 Broadway,
San Diego, Calif.

Dear Mr. Stewart:

I am returning letter to Wilson of September 11th.

I confirm my telephone call to the effect that if you can get a new contract out of the city particularly specifying these lands I think your water supply is safe if the city wins the Paramount right suit. If not, you will have to fight for you water under the laws of California.

Yours truly,

EF:AK
Encl.

July First,
1 9 3 1

Mr. R. L. Stewart,
1021 W. Lewis,
San Diego, Calif.

My dear Mr. Stewart:

I notice that you have let your taxes go delinquent again although you personally agreed to see that they were paid.

If they have been paid I apologize for writing this letter. If not, I ask that you release me from the written obligation to extend the time until October 6th for I have been informed that you have not paid your taxes for two or three years and penalties are piling up.

In no case will I extend the time after October sixth and shall proceed to foreclose on the trust deed.

As a matter of courtesy I hope you can come in and see me, give me a quitclaim deed and let me proceed to clear the title immediately.

I am writing you personally realizing that the property is in the name of the corporation. Has the franchise tax been paid on same and is it in good standing?

Yours very truly,

EF:ASK

STATE OF CALIFORNIA,
COUNTY OF SAN DIEGO, } ss

On this 23d day of November, 1929, before me,
Kathleen F. Dempsey a Notary Public in and for the said
County of San Diego, State of California, residing therein, duly commissioned
and sworn, personally appeared R.L. Stewart
known to me to be the President and R.L. Stewart Jr

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.

June 4, 1933

Kathleen F. Dempsey
Notary Public in and for the County of San Diego, State of California

My Commission expires
ACKNOWLEDGEMENT—Corporation

Plaza Press, 623 Third Street, San Diego

July 31, 1933.

July 24, 1933.

Miss May:

Stewart is collecting \$30 a month regularly and nothing has been done to pay us anything. The property will soon go for taxes. Give me a final statement of how much Stewart owes to bring everything up to date.

E. F.

EF/RC

\$3804⁰⁰ Prin due 8/11/32
931 98 Int due to 7/11/33

The interest payments
will begin to outlaw
2/11/34

TO THE OCCUPANT:

Please be advised that we are exercising our right under the deed of trust covering the property that you occupy at Cuyamaca Lake, situated in Lot "D" of Cuyamaca Rancho, San Diego County, California owned by Sunlands Investment Company, R. L. Stewart, President, and hereafter you to pay all rents to us.

Yours very truly,

ED FLETCHER CO.,
(formerly Morse Construction Company)

By

EF:KLM

STATE OF CALIFORNIA,
COUNTY OF SAN DIEGO, } ss

On this 10 day of October, 1927, before me,
Kathleen T. Deupke Notary Public in and for the said
County of San Diego, State of California, residing therein, duly commissioned
and sworn, personally appeared R. L. Stewart
known to me to be the R. L. Stewart Jr. President and

known to me to be the R. L. Stewart Jr. 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.

Kathleen T. Deupke
Notary Public in and for the County of San Diego, State of California
Plaza Press, 623 Third Street, San Diego

My Commission expires 6-4-33
CEMENT—Corporation

WITNESS my hand and official seal.

Notary Public in and for said County and State.

INSTRUCTIONS—Not to be recorded.

This Deed of Trust must not be recorded until the Trustee's acceptance has been endorsed thereon. Please present it to the Secretary of FIDELITY MUTUAL CORPORATION, who will register the same and take a copy of the note.

This Deed of Trust is complete in itself, and includes the customary provisions of trust deeds. If a full statement of the terms and conditions of the trust is desired, it will be furnished by the Trustee upon request.

When recorded please mail to
Mead-Haskell Co.
649 Spreckels Theatre Bldg.

DEED OF TRUST

SUNLANDS INVESTMENT COMPANY

to

Fidelity Mutual
Corporation

as Trustee for

ED. FLETCHER

Dated August 1, 1927

Register No. 401

STATE OF CALIFORNIA, |
County of San Diego. | ss.

On this day of, 192....., before me,

....., a Notary Public
in and for said County, personally appeared

known to me to be the person... whose name...
subscribed to the within instrument, and acknowledged to
to me that ...he... executed the same.

WITNESS my hand and official seal.

.....
Notary Public in and for said County and State.

INSTRUCTIONS—Not to be recorded.

This Deed of Trust must not be recorded until the Trustee's acceptance has been endorsed thereon. Please present it to the Secretary of FIDELITY MUTUAL CORPORATION, who will register the same and take a copy of the note.

This Deed of Trust is complete in itself, and includes the customary provisions of trust deeds. If a full statement of the terms and conditions of the trust is desired, it will be furnished by the Trustee upon request.

When recorded please mail to
Mead-Haskell Co.
649 Spreckels Theatre Bldg.

DEED OF TRUST

SUNLANDS INVESTMENT COMPANY

to

**Fidelity Mutual
Corporation**
as Trustee for

ED. FLETCHER

Dated August 1, 192 9

Register No. 401

Deed of Trust

THIS DEED OF TRUST, Made the1st..... day ofAugust.....
1929, betweenSUNLANDS INVESTMENT COMPANY, a corporation.....

herein called Trustor, FIDELITY MUTUAL CORPORATION, a corporation, of San Diego, California, herein called Trustee, and

ED FLETCHER herein called Beneficiary.

WITNESSETH: THAT TRUSTOR HEREBY GRANTS TO TRUSTEE, IN TRUST, with power of sale, all that property in the County of San Diego, State of California, described as follows:

All that portion of Lot "D" of the Partition of the Rancho Cuyamaca according to the map thereof filed in Book 43, Page 309 of Deeds, Records of San Diego County, California, described as follows:

Beginning at a point in the South line of said Lot "D" whence a two inch iron pipe marking the Northwest corner of Lot "Y" according to Licensed Surveyor's Map No. 218 bears South 76° 02' 30" East 481.56 feet and running thence along the said South line of Lot "D" North 76° 02' 30" West 371.24 feet to a point, said point being marked by a two inch iron pipe shown on said Licensed Surveyor's Map No. 218; thence North 18° 44' East 518.58 feet; thence South 74° 49' East 150.00 feet; thence North 15° 11' East 133.74 feet; thence South 69° 00' East 104.64 feet to the beginning of a tangent curve concave to the Northwest and having a radius of 319.50 feet; thence Easterly along said curve 119.89 feet thru an angle of 21° 30' to the end of said curve; thence South 0° 30' East 20 feet; thence South 18° 47' West 625.02 feet to the point of beginning, EXCEPTING therefrom any portion of the land herein above described that lies within the Kelly Ditch right of way, RESERVING to the Grantors, their heirs or assigns, a right of way for road purposes along said Kelly ditch line subject to the requirements of the Board of Supervisors of San Diego County, California for a public highway when hereafter dedicated by said Grantors; The Grantors hereby also reserve an easement and right of way for road purposes over the Southerly twenty (20) feet of the land herein above described; the Grantors also hereby reserve an easement and right of way for road purposes

PROMISSORY NOTE

San Diego, California, August 1st, 1929.

On or before August 11, 1932 after date, for value received. \$3,612.00

promise to pay to ED FLETCHER

or order at 1020 Ninth Street, San Diego, California

the principal sum of Three Thousand Six Hundred Twelve and no/100 Dollars,

with interest at the rate of seven per cent per annum from August 11, 1929 until paid, interest

payable quarterly and if not so paid to be compounded quarterly and bear the same rate

of interest as the principal, and should the interest not be paid when due, then the whole sum of principal and interest shall become immediately due and payable at the option of the holder of this Note. Principal and interest payable in gold coin of the United States, of the present standard. This note is secured by a certain Deed of Trust to the FIDELITY MUTUAL CORPORATION.

(SEAL)

Payee's No.

SUNLANDS INVESTMENT COMPANY
By R. H. Stewart President
By R. L. Stewart, Jr. Secretary

Fidelity Mutual Corp

Deed of Trust

THIS DEED OF TRUST, Made the1st..... day ofAugust.....

192⁹, betweenSUNLANDS INVESTMENT COMPANY, a corporation - - - - -

herein called Trustor, FIDELITY MUTUAL CORPORATION, a corporation, of San Diego, California, herein called Trustee, and

ED FLETCHER herein called Beneficiary.

WITNESSETH: THAT TRUSTOR HEREBY GRANTS TO TRUSTEE, IN TRUST, with power of sale, all that property in the County of San Diego, State of California, described as follows:

All that portion of Lot "D" of the Partition of the Rancho Cuyamaca according to the map thereof filed in Book 43, Page 309 of Deeds, Records of San Diego County, California, described as follows:

Beginning at a point in the South line of said Lot "D" whence a two inch iron pipe marking the Northwest corner of Lot "Y" according to Licensed Surveyor's Map No. 218 bears South 76° 02' 30" East 481.56 feet and running thence along the said South line of Lot "D" North 76° 02' 30" West 371.24 feet to a point, said point being marked by a two inch iron pipe shown on said Licensed Surveyor's Map No. 218; thence North 18° 44' East 518.58 feet; thence South 74° 49' East 150.00 feet; thence North 15° 11' East 133.74 feet; thence South 69° 00' East 104.64 feet to the beginning of a tangent curve concave to the Northwest and having a radius of 319.50 feet; thence Easterly along said curve 119.89 feet thru an angle of 21° 30' to the end of said curve; thence South 0° 30' East 20 feet; thence South 18° 47' West 625.02 feet to the point of beginning, EXCEPTING therefrom any portion of the land herein above described that lies within the Kelly Ditch right of way, RESERVING to the Grantors, their heirs or assigns, a right of way for road purposes along said Kelly ditch line subject to the requirements of the Board of Supervisors of San Diego County, California for a public highway when hereafter dedicated by said Grantors; The Grantors hereby also reserve an easement and right of way for road purposes over the Southerly twenty (20) feet of the land herein above described; the Grantors also hereby reserve an easement and right of way for road purposes over the most northerly twenty (20) feet of the land hereinabove described.

FOR THE PURPOSE OF SECURING PAYMENT ofone..... promissory note.....

(and any renewal or extension thereof), in the total principal sum ofThree Thousand Six...

Hundred Twelve & no/100 Dollars (\$3612.00.....), this day executed by the Trustor in favor of the Beneficiary, together with payment and / or performance of every obligation, covenant and agreement hereafter referred to.

TO HAVE AND TO HOLD said property upon the same Express Trusts as set forth in a Deed of Trust executed to the Trustee herein and now of record in the office of the Recorder of the County of San Diego, California, in Book 1140 of Deeds, at page 98 et seq. thereof; which portion of said deed, being paragraphs "First" to "Tenth" thereof, inclusive, is hereby referred to and made a part hereof.

WITNESS the hand of the Trustor the day and year first above written.

Witnessed by

SUNLANDS INVESTMENT COMPANY

By *[Signature]* President

By *[Signature]* Secretary

The Foregoing Trust is hereby accepted:

FIDELITY MUTUAL CORPORATION,

By *[Signature]*

THIS NOTE MUST BE CERTIFIED

When PAID this note, with the Deed of Trust securing it, must be presented to FIDELITY MUTUAL CORPORATION for cancellation. Reconveyance will not be made until all of the notes secured by the Deed of Trust have been surrendered to, and cancelled by, said Company. Any assignment of this note should be by endorsement on the back hereof by the holder, who should assign the note, together with all rights accrued or to accrue under the Deed of Trust securing the same, so far as the same relate to this note; written notice of such assignment, signed by the assignee and the assignor, should be filed with the Trustee.

PROMISSORY NOTE

August 1st
San Diego, California, 1929

On or before August 11, 1932 after date, for value received we

promise to pay to ED FLETCHER

or order at 1020 Ninth Street San Diego, California

the principal sum of Three Thousand Six Hundred Twelve and no/100 Dollars,

with interest at the rate of seven per cent per annum from August 11, 1929 until paid, interest

payable quarterly and if not so paid to be compounded quarterly and bear the same rate

of interest as the principal, and should the interest not be paid when due, then the whole sum of principal and interest shall become immediately due and payable at the option of the holder of this Note. Principal and interest payable in gold coin of the United States, of the present standard. This note is secured by a certain Deed of Trust to the FIDELITY MUTUAL CORPORATION.

SUNLANDS INVESTMENT COMPANY

By [Signature] President

By [Signature] Secretary

Payee's No.

TRUSTEE'S CERTIFICATE

Register No. 401 San Diego, California,

FIDELITY MUTUAL CORPORATION hereby certifies that the foregoing promissory note is promissory note mentioned as secured by that certain Deed of Trust made by

as Trustor, to said FIDELITY MUTUAL CORPORATION, as trustee, dated, and filed for record in the office of the County Recorder of the County of, State of California, on the day of, at o'clock M.

FIDELITY MUTUAL CORPORATION

By

The Trustee's fee, exclusive of posting, advertising and other expenses, in any ordinary sale of property in San Diego County will be based upon the following schedule, which is adopted in the Deed of Trust.

Table with 2 columns: 'When Deed of Trust secures a sum:' and fee amounts. Rows include: Not exceeding \$500.00 (\$75.00), Over \$500.00 and not exceeding 1,000.00 (100.00), Over 1,000.00 and not exceeding 2,000.00 (150.00), Over 2,000.00 and not exceeding 3,500.00 (200.00), Over \$3,500.00 and not exceeding \$5,000.00 (\$250.00), Over 5,000.00 and not exceeding 7,500.00 (300.00), Over 7,500.00 and not exceeding 10,000.00 (350.00), Over 10,000.00 and not exceeding 15,000.00 (400.00), \$50.00 for each \$5,000.00 or fraction thereof over \$15,000.00.

In all cases the note or notes, and the Deed of Trust must be surrendered to the Trustee for cancellation when full or final reconveyance is requested, accompanied by the written request of the holder or holders of the note or notes for such reconveyance.

A certification fee of \$2.50 will be charged upon acceptance of the Trust. A reasonable fee will be charged for each partial or full reconveyance, with a minimum of \$2.50 for each.

STATE OF CALIFORNIA, }
County of San Diego, } ss.

On this 10th day of October
Twenty-nine, before me, Kate
a Notary Public, in and for said County, residing in
appeared Ed Fletcher and Ma

known to me to be the persons described in and whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal, at my office, in _____ County of San Diego, State of California, the day and year in this Certificate first above written.

My Commission as Notary Public expires on 2^d day of October 1933.

Katherine L. May

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

Mail to

Grant Reed

TO

Dated

19

J. C. PACKARD
OFFICE SUPPLIES, STATIONERY
LEGAL BLANKS, ETC.

1143 7th Street San Diego

ED FLETCHER and MARY C. B. FLETCHER

Husband and wife

For and in consideration of the sum of..... Ten and no/100 - - - - -

DOLLARS

Do Hereby Grant to SUNLANDS INVESTMENT COMPANY - - - - -

- - - - - a corporation - - - - -

All that Real Property situated in...the.....

County of San Diego, State of California, bounded and described as follows:

All that portion of Lot "D" of the Partition of the Rancho Cuyamaca according to the map thereof filed in Book 43, Page 309 of Deeds, Records of San Diego County, California, described as follows:

Beginning at a point in the South line of said Lot "D" whence a two inch iron pipe marking the Northwest corner of Lot "Y" according to Licensed Surveyor's Map No. 218 bears South 76° 02' 30" East 481.56 feet and running thence along the said South line of Lot "D" North 76° 02' 30" West 371.24 feet to a point, said point being marked by a two inch iron pipe shown on said Licensed Surveyor's Map No. 218; thence North 18° 44' East 518.58 feet; thence South 74° 49' East 150.0 feet; thence North 15° 11' East 133.74 feet; thence South 69° 00' East 104.64 feet to the beginning of a tangent curve concave to the Northwest and having a radius of 319.50 feet; thence Easterly along said curve 119.89 feet thru an angle of 21° 30' to the end of said curve thence South 0° 30' East 20 feet; thence South 18° 47' West 625.02 feet to the point of beginning. EXCEPTING therefrom any portion of the land herein described above that lies within the Kelly Ditch right-of-way, RESERVING to the Grantors, their heirs or assigns, a right of way for road purposes along said Kelly Ditch line subject to the requirements of the Board of Supervisors of San Diego County, California for a public highway when hereafter dedicated by said Grantors; The Grantors hereby also reserve an easement and right of way for road purposes over the southerly twenty (20) feet of the land herein above described; The Grantors also hereby reserve an easement and right of way for road purposes over the most northerly twenty (20) feet of the land herein above described, all as per map hereto attached.

THIS DEED is subject to the following reservations and restrictions, a breach of which will work a forfeiture of title, which said reservations and restrictions shall inure to the benefit of the Grantors, their successors or assigns: but to no other person:

1. That said premises shall be used for residence purposes only;
2. That not more than five (5) residences shall be built on said premises;
3. That no building other than a dwelling house, private stable and necessary garage and outbuildings shall be erected, placed, constructed and/or maintained or permitted to be erected, placed, constructed and/or maintained on any part of the land herein conveyed and any building shall have an exterior design approved by the Grantors before same shall be constructed or placed or permitted to be constructed or placed on any of the land herein described.
4. That a septic tank for sewerage purposes shall be installed of a standard satisfactory to the State Board of Health before any improvements are made on said premises.
5. That neither the said lands nor any part thereof shall be conveyed, transferred, demised to or held, occupied or owned by or resided on by any person not of the white or Caucasian race, which said restriction shall exclude Mexicans, Indian Mexicans and Mexicans directly descended from the Indian stock of the Republic of Mexico; but persons of any race may be on said land as employes or servants of the owner.
6. That Grantors hereby reserve all the mineral and water which may lie underneath the surface of said lands.

The conditions subsequent above set forth, with the exception of the condition subsequent set forth in Clause Five above, shall in all respects terminate and end and be of no further effect on and after January 1st, 1948.

The Grantors further reserve a right of way across said premises for the installation and maintenance of sewer, water and gas mains, poles and wires for the conveyance of electricity, with the right of ingress and egress for the maintenance and operation thereof, which said reservation shall inure to the benefit of the Grantors and any public utility corporation, whether private or municipal.

*New Deed
From Moore
Conch Co*

11/11/47

ED FLETCHER and MARY C. B. FLETCHER

Husband and wife

For and in consideration of the sum of Ten and no/100 -----

DOLLARS

Do ~~He~~ **Hereby Grant to** SUNLANDS INVESTMENT COMPANY -----

----- a corporation -----

*New Deed
in name
of*

[Faint, mostly illegible text, likely the body of the deed or a list of items being granted.]

~~To Have and to Hold~~
~~unto the said Grantee~~
~~and assigns forever,~~

Witness our hands and seal s this 1st

Signed and Executed in Presence of

Husband and wife

Ten and no/100 - - - - -

R. L. STEWART and MARGARET P. STEWART

Husband and wife as joint tenants

SUNLANDS INVESTMENT COMPANY - - - - -

- - - - - a corporation - - - - -
the

All that portion of Lot "D" of the Partition of the Rancho Cuyamaca according to the map thereof filed in Book 43, Page 309 of Deeds, Records of San Diego County, California, described as follows:

Beginning at a point in the South line of said Lot "D" whence a two inch iron pipe marking the Northwest corner of Lot "Y" according to Licensed Surveyor's Map No. 218 bears South 76° 07' 30" East 481.56 feet and running thence along the said South line of Lot "D" North 76° 02' 30" West 371.24 feet to a point, said point being marked by a two inch iron pipe shown on said Licensed Surveyor's Map No. 218; thence North 18° 44' East 518.58 feet; thence South 74° 49' East 150.0 feet; thence North 15° 11' East 153.74 feet; thence South 69° 00' East 104.64 feet to the beginning of a tangent curve concave to the Northwest and having a radius of 519.50 feet; thence Easterly along said curve 119.89 feet thru an angle of 21° 30' to the end of said curve thence South 0° 30' East 20 feet; thence South 18° 47' West 625.02 feet to the point of beginning.

, EXCEPTING therefrom any portion of the land herein described above that lies within the Kelly Ditch right-of-way, RESERVING to the Grantors, their successors or assigns, a right of way for road purposes along said Kelly Ditch line subject to the requirements of the Board of Supervisors of San Diego County, California for a public highway when hereafter dedicated by said Grantors; The Grantors hereby also reserve an easement and right of way for road purposes over the southerly twenty (20) feet of the land herein above described; The Grantors also hereby reserve an easement and right of way for road purposes over the most northerly twenty(20) feet of the land herein above described. *all as per map hereto attached.*

THIS DEED is subject to the following reservations and restrictions, a breach of which will work a forfeiture of title, which said reservations and restrictions shall inure to the benefit of the Grantors, their successors or assigns:

1. That said premises shall be used for residence purposes only;
2. That not more than five (5) residences shall be built on said premises;
3. That no building other than a dwelling house, private stable and necessary garage and outbuildings shall be erected, placed, constructed and/or maintained or permitted to be erected, placed, constructed and/or maintained on any part of the land herein conveyed and any building shall have an exterior design approved by the Grantors before same shall be constructed or placed or permitted to be constructed or placed on any of the land herein described.
4. That a septic tank for sewerage purposes shall be installed of a standard satisfactory to the State Board of Health before any improvements are made on said premises.
5. That neither the said lands nor any part thereof shall be conveyed, transferred, demised to or held, occupied or owned by or resided on by any person not of the white of Caucasian race, which said restriction shall exclude Mexicans, Indian Mexicans and Mexicans directly descended from the Indian stock of the Republic of Mexico; but persons of any race may be on said land as employes or servants of the owner.
6. That Grantors hereby reserve all the mineral and water which may lie underneath the surface of said lands.

The conditions subsequent above set forth, with the exception of the condition subsequent set forth in Clause Five above, shall in all respects terminate and end and be of no further effect on and after January 1st, 1928.

The Grantors further reserve a right of way across said premises for the installation and maintenance of sewer, water and gas mains, poles and wires for the conveyance of electricity, with the right of ingress and egress for the maintenance and operation thereof, which said reservation shall inure to the benefit of the Grantors and any public utility corporation, whether private or municipal.

STATE OF CALIFORNIA, | ss.
County of San Diego.

On this day of, 192....., before me,
....., a Notary Public
in and for said County, personally appeared

known to me to be the person... whose name...
subscribed to the within instrument, and acknowledged to
to me that ...he... executed the same.

WITNESS my hand and official seal.

.....
Notary Public in and for said County and State.

INSTRUCTIONS—Not to be recorded.

This Deed of Trust must not be recorded until the Trustee's acceptance has been endorsed thereon. Please present it to the Secretary of FIDELITY MUTUAL CORPORATION, who will register the same and take a copy of the note.

This Deed of Trust is complete in itself, and includes the customary provisions of trust deeds. If a full statement of the terms and conditions of the trust is desired, it will be furnished by the Trustee upon request.

When recorded please mail to

DEED OF TRUST

.....
.....
to
**Fidelity Mutual
Corporation**
as Trustee for
.....
.....

Register No.

Dated 192.....

Deed of Trust

THIS DEED OF TRUST, Made the1st..... day ofAugust.....

192..9., between~~SUNLANDS INVESTMENT COMPANY, F. a. corporation~~ ^{STEWART} husband and wife

herein called Trustor, FIDELITY MUTUAL CORPORATION, a corporation, of San Diego, California, herein called Trustee, and

~~ED FLETCHER~~ ^{None Construction Co} herein called Beneficiary.

WITNESSETH: THAT TRUSTOR HEREBY GRANTS TO TRUSTEE, IN TRUST, with power of sale, all that property in the County of San Diego, State of California, described as follows:

All that portion of Lot "D" of the Partition of the Rancho Cuyamaca according to the map thereof filed in Book 43, Page 309 of Deeds, Records of San Diego County, California, described as follows:

Beginning at a point in the South line of said Lot "D" whence a two inch iron pipe marking the Northwest corner of Lot "Y" according to Licensed Surveyor's Map No. 218 bears South 76° 02' 30" East 481.56 feet and running thence along the said South line of Lot "D" North 76° 02' 30" West 371.24 feet to a point, said point being marked by a two inch iron pipe shown on said Licensed Surveyor's Map No. 218; thence North 18° 44' East 518.58 feet; thence South 74° 49' East 150.00 feet; thence North 15° 11' East 133.74 feet; thence South 69° 00' East 104.64 feet to the beginning of a tangent curve concave to the Northwest and having a radius of 319.50 feet; thence Easterly along said curve 119.89 feet thru an angle of 21° 30' to the end of said curve; thence South 0° 30' East 20 feet; thence South 18° 47' West 625.02 feet to the point of beginning, EXCEPTING therefrom any portion of the land herein above described that lies within the Kelly Ditch right of way, RESERVING to the Grantors, their ~~heirs~~ successors or assigns, a right of way for road purposes along said Kelly ditch line subject to the requirements of the Board of Supervisors of San Diego County, California for a public highway when hereafter dedicated by said Grantors; The Grantors hereby also reserve an easement and right of way for road purposes over the Southerly twenty (20) feet of the land herein above described; the Grantors also hereby reserve an easement and right of way for road purposes over the most northerly twenty (20) feet of the land hereinabove described.

FOR THE PURPOSE OF SECURING PAYMENT ofone..... promissory note.....

(and any renewal or extension thereof), in the total principal sum ofThree..Thousand ^{Eight} ~~300~~...

^{low} Hundred ~~Two~~ ^{& no/100} Dollars (~~\$300.00~~ ³⁸⁰⁴), this day executed by the Trustor in favor of the Beneficiary, together with payment and / or performance of every obligation, covenant and agreement hereafter referred to.

TO HAVE AND TO HOLD said property upon the same Express Trusts as set forth in a Deed of Trust executed to the Trustee herein and now of record in the office of the Recorder of the County of San Diego, California, in Book 1140 of Deeds, at page 98 et seq. thereof; which portion of said deed, being paragraphs "First" to "Tenth" thereof, inclusive, is hereby referred to and made a part hereof.

WITNESS the hand of the Trustor the day and year first above written.

Witnessed by

SUNLANDS INVESTMENT COMPANY

By President

By Secretary

The Foregoing Trust is hereby accepted:

FIDELITY MUTUAL CORPORATION,

By

PROMISSORY NOTE

November 11, 1929

On or before Aug. 11, 1932 WUNLANDS INVESTMENT COMPANY promises to pay to MORSE CONSTRUCTION COMPANY \$3804.00 with interest at rate of 7 percent per annum from date until paid, interest payable quarterly and if not so paid to be compounded Quarterly and bear the same rate, etc.

SUNLANDS INVESTMENT COMPANY

By R. L. Stewart, President

By R. L. Stewart, Jr. Secretary

TRUSTEE'S CERTIFICATE

Register No. 401

San Diego, California December 19, 1929

FIDELITY MUTUAL CORPORATION hereby certifies that the foregoing promissory note is the one promissory note mentioned as secured by that certain Deed of Trust made by Sunlands Investment Company, a corporation, as Trustor, to said FIDELITY MUTUAL CORPORATION, as trustee, dated November 11, 1929 and filed for record in the office of the County Recorder of the County of San Diego, State of California, on the 7th day of December, 1929 at 9 o'clock A. M. in Book 1714, page 295 of Deeds

FIDELITY MUTUAL CORPORATION

By Helen Jacobs, Ass't Sec'y

EXCEPTING therefrom any portion of the land herein described above that lies within the Kelly Ditch right of way; ~~the Grantor~~ [#] ~~reserves~~ The Grantor hereby reserves an easement and right of way for road purposes over the southerly ²⁰ feet of the land herein above described.

46, 7, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

April 17, 1934

IN CONSIDERATION of One Hundred Fifty and no/100 Dollars (\$150.00) receipt of which is hereby acknowledged, the undersigned sells all personal property in the R. L. Stewart house at Cuyamaca, co-called, as per list hereto attached, and any other personal property that said R. L. Stewart or Sunlands Investment Company may have an interest in, said personal property being owned by the Sunlands Investment Company

SUNLANDS INVESTMENT COMPANY ✓

By President

By Secretary

Ed Fletcher Papers

1870-1955

MSS.81

Box: 28 Folder: 9

General Correspondence - Stewart, R.L.



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