SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

July 1, 1929

Ed Fletcher Company
1020 Ninth Street
San Diego, Calif.

Gentlemen: Re: Our Order No.88401-EAS

We have completed an examination of the title to a portion of Lot 2 in Block 3 of Keeney's Marine View Gardens, and find that we can comply with your instructions of the 21st ult. with the following exceptions:

On July 2, 1925 there was recorded in the County Recorder's Office an agreement of sale bearing date June 9, 1924 between B.E.Keeney, as seller, and Berenice S. French, as buyer; this agreement covers the South 1½ acres of the West 4 acres of said Lot 2.

Also on said date there was recorded in the County Recorder's office an agreement of sale bearing date June 9, 1924 between B.E.Keeney, as seller, and G.F. Panabaker, as buyer. This agreement covers the North 2½ acres of the West 4 acres of said Lot 2.

The first mentioned agreement clearly covers all or a portion of the property in question. The second agreement may possibly overlap the property in question; owing to the way the description is worded, it is almost impossible to determine from the records whether or not it does touch the property under search.

To eliminate all question as to the effect of these agreements, a quitclaim deed should be procured from the seller and both buyers in said agreements for the property in question and be made in favor of the present owners.

Very truly yours

John T. Hon

John T. Hon
Title Officer

JTH:cv

B. E. KEENEY, a married man, Bernice S. French, a single person, and G. F. Panabaker

Ten and no/100 - - - - - - - - - -

- -

[illegible] 2 L 3

15 [illegible] 6 4 [illegible] 1½

[illegible] K. P

[illegible] 2/

K. P [illegible] 2

and HARRIET KEENEY, husband and wife, BERNICE S. FRENCH,

a single person, and G. F. PANABAKER

ED FLETCHER and MARY C. B. FLETCHER,
undivided one-half interest
husband and wife, as joint tenants,/and MARGARET A. MCCLURE, a widow

an undivided one-half interest

Lot Two (2), Block Three (3) of Keeney's Marine View Gardens, San Diego County, State of California, as per Map No. 1774 on file in the office of the County Recorder of said San Diego County, California

- -

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

our s s 1st July

SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

July 1, 1929

Mr. Ed Fletcher
1020 Ninth Street
San Diego, California

Dear Mr. Fletcher:

We take pleasure in sending your quarterly dividend check for stock in this company held by you.

Through your cooperation and the efforts of the officers and employees, your company is growing more in public favor and is taking its place among the city's leading institutions.

Remember that we are always glad to help our stockholders with their problems. We offer you the service and knowledge of an efficiently trained staff.

Sincerely yours,

A. P. Johnson, Jr.
President

APJ:mb

They sent other dividend to Beach Seminary

July 2, 1929.

Southern title & Trust Company,
San Diego, California.

Gentlemen:

Re: Order No. 88173-EAS

We understand the taxes on this lot have been paid by the owners, for 1928-29.

Please close certificate.

Yours very truly,

KLM

Approved
2-27-79
10-609-7/8
500 #6-9 ft
Lafe

3428 State Street,
San Diego, California.

July second, 1929.

Mr. Ed A. Sears,
Southern Title Company,
San Diego, Calif.

Dear Sir:

I notice by the records that you own Lots 21 and 22, Block 11, Coronado Heights, San Diego County, California.

There is a possibility of my selling these lots. Please let me know what you wish for them - if you care to sell.

I would want the usual commission.

Thanking you for an early reply, I am

Yours very truly,

Union Title Insurance Company

1028 SECOND STREET
SAN DIEGO, CAL.

In reply refer to
No. 216962

July 9, 1929.

Board of Trustees,
School of Education,
Encinitas, Cal.

Gentlemen: Attention: Mr. M. L. Bonham.

We have completed our examination of the title to:

That portion of the following described property that lies within the Southeast Quarter of the Northwest Quarter of Section 4, Township 13 South, Range 4 West, S.B.M., in the County of San Diego, State of California, according to U. S. Government Survey approved April 19, 1881.

Fractional Block 36 of North Leucadia, according to Map thereof No. 524, filed in the office of the County Recorder of San Diego County April 6, 1888;

Also all of the alley in said Block 36;

Also the Easterly 20 feet of Hygeia Avenue adjoining said Block 36 on the West;

Also the Southerly Half of Marathon Street adjoining said Block 36 on the North;

Also the Westerly Half of the unnamed Avenue or Street lying between said Block 36 and Block 37;

All as closed November 19, 1915, by order of the Board of Supervisors of San Diego County, a copy of said order being recorded in Book 500, page 343 of Deeds, records of said County,

and find the record title as of June 28, 1929, at 8:00 A. M., to be vested in:

Encinitas School District, subject to the matters hereinafter noted.

Subject to:

State and County taxes for the fiscal year 1929-30, now a lien, payable in October.

NOTES: (1) The deed from E. B. Scott and De W. Scott

J. M. Pille
1250 - So. Arlington
Los Angeles.

Maryland Hotel.

Augpte
Deegan

Herman Property -
Sarratoater =

to Leucadia School District, dated August 1, 1888 and recorded July 27, 1891, in Book 185, page 395 of Deeds, office of County Recorder of San Diego County, conveying the hereinabove described property, contains the following recital:

"In case said School site should be changed to some other place in said District the title to said land to revert back to the original owners."

The reversionary interest of the said E. B. Scott and De W. Scott, under the aforesaid deed, has since passed to and now vests in Ed Fletcher, by deed to him dated April 28, 1909.

On December 18, 1925, there was recorded in the Office of the County Recorder in Book 1163, page 69 of Deeds, a deed dated November 3, 1925, executed by Ed Fletcher, purporting to convey the property hereinabove described to the Encinitas School District, but the wife of the said Ed Fletcher did not join in the execution of said deed as required by Section 172-A of the Civil Code of the State of California, and for that reason it is not possible to determine whether said deed was valid or not.

To remove any doubt as to the validity of such deed, conveyance should be procured from Ed Fletcher and wife.

(2) Lots 1, 2 and 3 in Fractional Block 36, herein above described, have no street frontage.

Our liability under this Report will not exceed $5.00.

We enclose our bill for services.

Yours very truly,
UNION TITLE INSURANCE COMPANY

By Alice Cimmino
Assistant to R. E. Demorest,
Chief Title Examiner.

AC:JH

Union Title Insurance Co.
SAN DIEGO, CALIF.

SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

July 12, 1929

Mr. Ed Fletcher
1020 Ninth Street
San Diego, California

Dear Sir: Re: Our Order No. 86007

Inclosed please find Corporation Grant Deed, South Coast Land Company to Fletcher and Salmons, recorded June 19th, 1929 in Book 1656 Page 30 of Deeds.

Kindly acknowledge receipt on the inclosed copy of this letter.

Yours very truly,

A. T. Crane
A. T. Crane
Order Department

MB
Inc

July 18, 1929.

Southern Title & Trust Company,
San Diego, California.

Gentlemen:

Will you please issue your Policy of Title Insurance, in the sum of $860.00, covering the following described property, showing free and clear in the name of Ed Fletcher and Mary C. B. Fletcher, as to an undivided one-half interest, and Margaret A. McClure as to an undivided one-half excepting taxes due but not delinquent, subject to being within the boundaries of the Santa Fe Irrigation District and subject to any easements and rights of way of record:

All that portion of Lot 2, Block 4 of Keeney's Marine View Gardens, a map of which, No. 1774, was filed in the office of the County Recorder of San Diego County, California, December 31, 1923, and more particularly described as follows:

Beginning at the Northwesterly corner of said Lot 2 and running thence with the Northerly line of said Lot 2, South 87° 37' East, 634.58 feet to the North Easterly corner of said Lot 2, said point being also the South Easterly corner of Lot 1 of said Block 4;

634.38

Thence along the Easterly boundary of said Lot 2, South 27° 59' West, 130.74 feet;

Thence parallel to the Southerly boundary of said Lot 2, South 89° 13' West, 575.45 feet to a point on the Westerly boundary of said Lot 2;

Thence along said Westerly boundary of Lot 2, North 0° 16' East, 151.06 feet to the point of beginning.

Yours very truly,

KLM

SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

July 18, 1929.

Ed Fletcher Company,
1020 - 9th Street,
San Diego, California. Our No. 88102

Gentlemen:

As per your request over the telephone we are returning to you installment note for $1750.00 dated June 26, 1929 signed by Frank E. Thurston and wife in favor of W. P. Simmons in order that the endorsement on the back may be made to Grossman Park Company instead of in blank as it is at the present time.

When this has been completed in accordance with your instructions of July 17 kindly return to us for the completion of the transaction.

Yours very truly,

C. D. Calkins,
Escrow Department

CDC
PMC

SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

July 19, 1929

Ed Fletcher Company
1020 Ninth St.
San Diego, California

Gentlemen: Re: Our Order No. 88800

We have your letter of July 18th, requesting Policy of Title Insurance in the sum of $860.00, covering Portion of Lot 2, Block 4, of Keeney's Marine View Gardens.

We thank you for this order, which has been listed under the above order number, and assure you of our early attention to this matter.

Yours very truly,

A. T. Crane
Order Department

MB

August 9, 1929.

Southern Title & Trust Company,
San Diego, California.

Gentlemen:

Please issue Policy of Title Insurance in the sum of $2500.00, showing Lots Three hundred sixty nine and three hundred seventy of Grossmont Park Subdivision No. 3, as per Map thereof No. 1528 free and clear in the name of Grossmont Park Company, subject to taxes due but not delinquent, subject to easements and rights of way heretofore granted of record and subject to being within the boundaries of the La Mesa, Lemon Grove and Spring Valley Irrigation District.

Please hold this order open as we believe there will be further instructions from the new owner, Mr. and Mrs. Albert C. Kiehl, or the First National Bank.

Yours very truly,

KLM

SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

August 10, 1929

Ed Fletcher Company
1020 Ninth Street
San Diego, California

Gentlemen: Re: Our Order No. 89138

We have your letter of August 9th, requesting our Policy of Title Insurance in the sum of $2500.00 on Lots 369 and 370 of Grossmont Park Subdivision No. 3.

We thank you for this order, which has been listed under the above number, and assure you of our early attention to this matter.

Yours very truly,

A. T. Crane
Order Department

MB

August 13, 1929.

Southern Title & Trust Company,
San Diego, California.

Gentlemen:

Will you please issue Title of Insurance covering Lot Six (6), Block Fifteen (15), Solana Beach, San Diego County, California, in the sum of $700.00, showing free and clear in the name of Ed and Mary C. B. Fletcher, excepting taxes due but not delinquent, and subject to being within the boundaries of the Santa Fe Irrigation District and to easements and rights of way of record.

Yours very truly,

KLM

Dill Hooley

August 14, 1929.

Southern Title & Trust Company,
San Diego, California.

Gentlemen: Attention Mr. Taylor

Enclosed herewith find Policy of Title Insurance No. 1775, Order 87858, John Hooley and Alice G. Hooley, as requested.

Yours very truly,

KLM

Grossmont Park Co.:

We acknowledge receipt of the Certificate of title above mentioned.

SOUTHERN TITLE & TRUST COMPANY

A J Crane

SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

August 14, 1929

Ed Fletcher Company
1020 Ninth Street
San Diego, California

Gentlemen: Re: Our Order No. 89187

We wish to acknowledge receipt of your letter of August 13, requesting Policy of Title Insurance covering Lot 6, Block 15, of Solana Beach, in the sum of $700.00.

We thank you for this order, and assure you of our early attention to this matter.

Yours very truly,

A. T. Crane

A. T. Crane
Order Department MB

Bradley

August 15, 1929.

Mr. Ed Sears,
Southern Title & Trust Company,
San Diego, California.

My dear Sears:

Enclosed find Grant Deed that is explanatory. Before accepting this I want to know what clouds there are on the title. Please send a special man down today and report to me what clouds there are on the title, if any, outside of delinquent taxes.

There is a trust deed note of $7,000 to Charles A. Bradley, and a second trust deed to the Fidelity Mutual Corporation to secure a note of $8,000.

I am also enclosing herewith Certificate of Title No. 78239. Do not close the certificate. The Fidelity Mutual Corporation is going to release, but what I want to find out is if the property is clear of any liens placed on it by Dr. Hansen before I accept this grant deed.

I am leaving tomorrow noon and I must, if possible, get an answer today as to just how the title stands. I know the taxes are delinquent and I know the two trust deeds are on but outside of that the property ought to be clear.

Do not file any papers until you hear further from me and try and give me a report this afternoon or by 10 o'clock tomorrow morning.

Yours very truly,

EF:KLM

I have not had time to check the description, but I think it is wrong.
KM

8-15-29 Ed A Sears

A reconveyance will be issued only upon presentation to Fidelity Mutual Corporation of this notice properly signed and accompanied by the reconveyance fee of $2.50 and the original notes secured by the Trust Deed herein mentioned.

To Fidelity Mutual Corporation, Trustee: Register No. 141

You are hereby notified that I am the legal owner of the promissory note for the sum of Eight Thousand and no/100 Dollars, with interest, mentioned as secured by that certain Deed of Trust, dated the Sepptebnth day of September, 19 27, made by Homer A. Hansen and Marie A. Hansen

to FIDELITY MUTUAL CORPORATION, Trustee, as second party, which said Deed of Trust was recorded in the office of the County Recorder of the County of San Diego, State of California, on the 6th day of October, 19 27, in Book 1410, page 43 of Deeds et seq., of Deeds; that said note, together with all other sums and indebtedness secured by said Deed of Trust, has been fully paid and satisfied; and you are hereby directed and ordered upon presentation to you for cancellation, and on cancellation by you of said note above mentioned, and payment to you of any sums owing to you under the terms of said Deed of Trust, to reconvey, without warranty, all the estate now vested in you under said Deed of Trust, unto the parties designated by the terms thereof, at their request and cost.

WITNESS my hand and seal this 12th day of August, 19 29.

In presence of

Reconveyance
Received said Note duly cancelled this day of, 19

1M-9-26

SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

August 15, 1929.

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

Re: Our Order No. 89207-EAS

Dear Sir:-

Upon filing the papers we have in hand, we can issue our policy of title insurance as follows: Vested in

Ed Fletcher and Mary C. B. Fletcher,
husband and wife, as joint tenants,

Free from all encumbrances except:

1. Taxes not examined.

2. Taxes not examined.

3. A right of way and easement as granted by J. D. Braly et al. to the County of San Diego, dated January 18, 1904, recorded in Book 338, page 87 of Deeds.

4. The right of the public to use as a public highway the East 20 feet of the said Southwest Quarter of Southwest Quarter of Section 14 and the Northwest Quarter of the Northwest Quarter of Section 23, said highway is shown on San Diego County Highway Commission Map of Mission Road 1-A Sheet 15 Route 3 Division No. 2, in the office of the County Surveyor of said San Diego County.

5. A right of way and easement as granted for road purposes in deed from J. G. Merrill et al. to Charles A. Bradley dated July 3, 1913, and recorded in Book 615, page 201 of Deeds.

6. A Trust Deed covering a portion of the property hereinafter described executed by Ed and Mary C. B. Fletcher to Southern Title Guaranty Company to secure

Mr. Ed Fletcher
#89207-EAS
8-15-29
#2.

their note for $7000.00 dated November 17, 1925, in favor of Charles A. Bradley, recorded in Book 1140, page 445 of Official Records.

NOTE: By an order of the Superior Court of the State of California, in and for the County of San Diego, made on the 24th day of May, 1926, the name of "Southern Title Guaranty Company," a corporation, the trustee in the foregoing trust deed, was duly changed to "Southern Title & Trust Company."

7. A Trust Deed executed by Homer A. Hansen and Marie A. Hansen to Fidelity Mutual Corporation to secure their note for $8000.00 dated September 14, 1927, in favor of Ed Fletcher, recorded in Book 1410, page 43.

8. A Mechanic's Lien filed by Hayward Lumber & Investment Company, a corporation, by agent, against H. W. Watson, Homer A. Hansen and Marie A. Hansen, reputed owners of Northwest Quarter of Northwest Quarter of Section 23, Township 14 South, Range 2 West, S. B. M., excepting therefrom that portion thereof conveyed by the Union Title & Trust Company to John Lawson by deed dated December 3, 1915, and recorded in Book 701, page 117 of Deeds, Records of said County, and also excepting therefrom that portion thereof conveyed by Union Title & Trust Company, a corporation, to the County of San Diego October 14, 1913, by Deed recorded in Book 500, page 231 of Deeds. This lien covers building materials furnished from July19, 1927, to December 12, 1927, and is recorded in Book 24, page 490 of Mechanics' Liens, dated March 8, 1928.

NOTE: An action has been commenced to foreclose said Mechanic's Lien on March 27, 1929, Civil Case No. 56347, Superior Court, recorded in Book 23, page 394. Said action is still pending.

Description.

As contained in our Guarantee of Title No. 78238 which you forwarded to us.

Mr. Ed Fletcher
#89207-EAS
8-15-29
#3
Dated August 15, 1929, at 8 A. M.

Kindly furnish us the amount of liability to be placed upon our policy.

Yours very truly,

Ed A Sears

Ed A. Sears
Vice President
& Title Officer.

EAS/RC

August 15, 1929.

Southern Title & Trust Company,
San Diego, California.

Gentlemen:

Please issue Policy of Title Insurance in the sum of $1500.00 showing Lot 16, Block 6 of Solana Beach, San Diego County, California free and clear in the name of Ed Fletcher and Mary C. B. Fletcher, subject to being within the boundaries of the Santa Fe Irrigation District, to easements and rights of way of record, and to taxes due but not delinquent.

Yours very truly,

KLM

SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

August 15, 1929.

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

Re: Our Order No. 87858

Gentlemen:-

We are in receipt of your letter of August 14, enclosing our Policy of Title Insurance covering Lot 488 of Grossmont Park Subdivision No. 3, for which we thank you.

Yours very truly,

E. G. Taylor

E. G. Taylor
Examiner.

EGT/RC

SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

August 16, 1929

Ed Fletcher Company
1020 Ninth Street
San Diego, California

Gentlemen: Re: Our Order No. 89228

We have your letter of August 16, requesting Policy of Title Insurance in the sum of $1500.00 showing Lot 16, Block 6 of Solana Beach.

We thank you for this order, which has been listed under the above number, and assure you of our early attention to this matter.

Yours very truly,

A T Crane

A. T. Crane
Order Department MB

August 20, 1929.

Southern Title & Trust Company,
San Diego, California.

89349

Gentlemen:

Please issue certificate of title, or rather Policy of Title Insurance in the sum of $250.00 showing Lot 6, Block Two of Crouch's Addition, San Diego County, California, free and clear in the name of Grossmont Park Company, subject to being within the boundaries of the La Mesa, Lemon Grove & Spring Valley Irrigation District, subject to taxes due but not delinquent and to easements and rights of way of record.

When you can do this, please record the enclosed deed from Grossmont Park Company to Anna R. Norrdin, a single woman, and continue the certificate in her name. Miss Norrdin will pay for recording and new ownership fee. Please make a separate bill for this.

Yours very truly,
GROSSMONT PARK COMPANY

By

Grossmont Park Co.:

We acknowledge receipt of the deed to Lot 6, Block 2, Crouch's addition, and instructions.

AUG 21 1929

SOUTHERN TITLE & TRUST COMPANY

A T Crane

August 20, 1929.

Southern Title & Trust Company,
San Diego, California.

Gentlemen:

Will you please issue Policy of Title Insurance in the sum of $250.00 showing Lot Fourteen, Block Two of Crouch's Addition, San Diego County, California, free and clear in the name of Grossmont Park Company, subject to being within the boundaries of the La Mesa, Lemon Grove & Spring Valley Irrigation District, to taxes due but not delinquent, and to easements and rights of way of record.

Yours very truly,

GROSSMONT PARK COMPANY

By

KLM

August 20, 1929.

Southern Title & Trust Company,
San Diego, California.

Order No. 88401-EAS

Gentlemen:

Referring to your letter of July 1st, enclosed find quitclaim deed signed by E. E. Keeney and Harriett Keeney, Bernice S. French and C. F. Panabaker and Winnie Panabaker to Lot 2, Block 3, Keeney's Marine View Gardens, which we trust will enable you to close this order and deliver us the certificate of title.

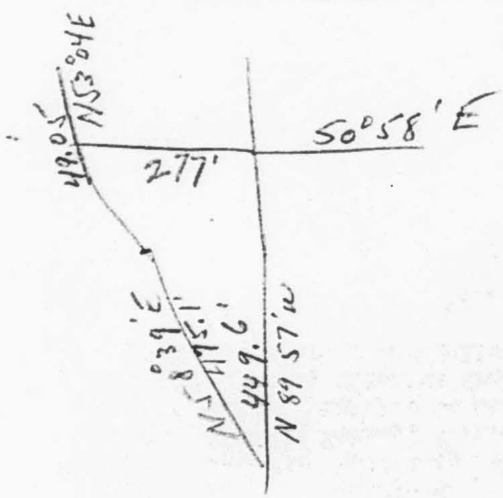
Yours very truly,

ED FLETCHER COMPANY

KLM

Mr. Ed Fletcher:
We acknowledge receipt of quitclaim deed.

Rowe
8-20-29
Edd Sewx



August 20, 1929.

Southern Title & Trust Company,
San Diego, California.

Gentlemen:

Please issue Policy of Title Insurance covering Lot 16, Block 2 of Crouch's Addition, San Diego County, California in the sum of $250.00, showing in the name of Grossmont Park Company free and clear of encumbrances excepting taxes due but not delinquent, subject to easements and rights of way of record and subject to being within the boundaries of the La Mesa, Lemon Grove & Spring Valley Irrigation District.

Yours very truly,

GROSSMONT PARK COMPANY

KLM

SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

August 21, 1929

Grossmont Park Co.
1020 Ninth Street
San Diego, California

Gentlemen: Re: Our Order No. 89301

We wish to acknowledge receipt of your letter of August 20, requesting Policy of Title Insurance in the sum of $250, covering Lot 16, Block 2 of Crouch's Addition.

We thank you for this order, which has been listed under the above number, and will give our immediate attention to same.

Yours very truly,

A T Crane

A. T. Crane
Order Department MB

SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

August 21, 1929

Grossmont Park Co.
1020 Ninth St.
San Diego, Calif.

Gentlemen: Re: Our Order No. 89302

We have your letter of August 20, requesting Policy of Title Insurance in the sum of $250.00 covering Lot 14, Block 2 of Crouch's Addition.

We thank you for this order, and assure you of our prompt and careful attention to the matter.

Yours very truly,

A T Crane

A. T. Crane
Order Department MB

August 21, 1929.

Southern Title & Trust Company,
San Diego, California.

Gentlemen:

Will you please issue Policy of Title Insurance in the sum of $895.00, covering the Northerly one-half of Lot 8, Block "J", Avocado Acres No. 5, San Diego County, California, showing free and clear in the name of Morse Construction Company, excepting taxes due but not delinquent, subject to being within the boundaries of the San Dieguito Irrigation District and subject to easements and rights of way of record.

Yours very truly,

MORSE CONSTRUCTION COMPANY

By

KLM

SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

Aug. 23, 1929

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

In Re Order No. 88398

Dear Col. Fletcher:

Your favor of Aug. 22, addressed to Mr. A.P. Johnson, Jr., has been referred to the writer for answer, and we have written to Mr. W.S.K. Brown explaining our charge of $257.50 for the re-issuance of our title covering -

Lot "H" Block 46 of Horton's Addition.

For your own information, we wish to state that since March 11, 1929, both of the title companies in San Diego have discontinued the issuance of any Certificates or Guarantees of Title and are issuing nothing but policies of title insurance in the three forms, namely:

OWNER'S JOINT PROTECTION BENEFICIARY'S.

Therefore, we would not be able to comply with your request to issue a continuation of the former Guarantee for Mr. Brown.

Yours very truly,

R.S. Reed
Secretary

RSR:as

August Twenty-fourth,
1 9 2 9

Order No. 88388

Mr. R. S. Reed,
Southern Title & Trust Co.
San Diego, Calif.

My dear Mr. Reed:

I think your action in this matter with Brown is rather arbitrary and is going to hurt in a business way with the Murray Estate.

He did not ask for a $50,000 guarantee and a $5000 guarantee will suit him just as well particularly where he was not notified that you had changed your plan and discontinued certificates of guanrantee on March 11th, 1929.

I think your attitude in this matter is very arbitrary and a mistake speaking as a stockholder to a friend.

Very sincerely yours,

EF:AK

SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

August 24, 1929

Morse Construction Co.
1020 Ninth St.
San Diego, California

Gentlemen: Re: Our Order No.89264

We have your letter of August 21, requesting Policy of Title Insurance in the sum of$895.00, covering Northerly half of Lot 8, Block "J", of Avocado Acres No. 5, San Diego County.

We thank you for this order, which has been listed under the above number, and assure you of our early attention to the matter.

Yours very truly,

A T Crane

A. T. Crane
Order Department MB

SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

August 27, 1929

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

Dear Sir: Re: Our Order No.87668-EAS

On May 6, 1929 you placed an order with us covering the property listed under the above number and standing in the name of Owen Wister; on May 29th we reported to you on same.

Enclosed please find bill.

Very truly yours

Ed A. Sears

Ed A. Sears
Vice President
& Title Officer

EAS:cv

250
86.50
65
401.50

Nº 87668 SAN DIEGO, CAL., Aug.27,1929

Ed Fletcher

ADDRESS City

ESCROW NO. MAY 6 1929

TO Southern Title & Trust Company, DR.
Southern Title Building

Lot F		
TO GUARANTEE Grossmont Park Sub#3	35	00
TO ESCROW		
TO NEW OWNER		
TO DRAWING INSTRUMENTS		
RECORDING, ETC.		
TO		
TO		
TO		
TO		
SHOWING MORTGAGE AND TRUST DEED		
CITY TAX		
CO. TAX		
TOTAL	35	00

RECEIVED PAYMENT,

Southern Title & Trust Company

BY

$5000.00 liability

August 29, 1929.

Mr. Ed Sears,
Southern Title & Trust Company,
San Diego, California.

My dear Mr. Sears:

Confirming my telephone conversation today, enclosed herewith Final Order to Reconvey signed by Ed Fletcher to the Fidelity Mutual Corporation Trustee covering the Hansen trust deed on the Bradley land, so-called. Please get the deed from the Fidelity Mutual Corporation and record, together with deed from Hansen to Fletcher, and bring the certificate to date showing in the name of Ed and Mary C. B. Fletcher, subject to the $7,000 trust deed in favor of C. A. Bradley, and to the mechanics lien of the Haywood Lumber Company. Please pay any delinquent taxes for my account. Also enclosed find $3,000 note of Hansen's.

Yours very truly,

KLM

Mr. Fletcher:

Order to Reconvey together with instructions and note received.

8-29-29
Ed A Sears

August Thirty-first,
1 9 2 9

Mr.Ed Sears,
Southern Title Guaranty Company,
San Diego, California.

Dear Mr. Sears:

Regarding the certificate of title you are clearing up for me the Hansen matter, enclosed find copy of letter from the Hayward Lumber & Investment Company that is explanatory.

Will you please send them a release immediately for their signature as it is necessary to get this to clear title.

They included these lands by mistake in their mechanic's lien. There are some other lands also that we will get a clear title on soon which they included.

Yours truly,

EF: AK

SEPTEMBER 3, 1929.

Southern Title & Trust Company,
San Diego, California.

Gentlemen: Order 89114

Referring to Certificate No. 89114, as this property only cost me $3800 I certainly do not want a $6,000 guarantee.

I do not know why we are charged $6.00 and I do not understand why we have been charged $2.50 for drawing instrument.

Enclosed find check for $35.62 for taxes.

Please make out a new bill to conform, and oblige

Yours very truly,

EF:M

P. S. Will you please send us the receipts for taxes which you paid, ie: $35.62.

E.F.

Deeds
E½ Lot 1
Sec. 7-T.14 R.1W
Guarantee 27.50
New Owner 5.00
Drawing Instru 2.50
1.00
R/C - 1.20
Deed 35.62
Taxes - 1927 72.82

CUYAMACA
SOLANA BEACH
FLETCHER HILLS
PINE HILLS
GROSSMONT
AVOCADO ACRES

Ed Fletcher Company
1020 NINTH STREET
SAN DIEGO, CALIFORNIA

September 3, 1929.

Mr. E. A. Sears,
Southern Title & Trust Company,
San Diego, California.

My dear Mr. Sears:

Will you please check the enclosed quitclaim deed and advise me if by signing this deed I will cloud the title to the following described property which I have deeded out:

Lots 1, 2, 3, 4, 14, 15, 16 and Fractional Lots 5, 6, 12 and 13, in Block 37 and Fractional Lots 11 to 16, inclusive in Block 38 of North Leucadia, in the County of San Diego, State of California, according to the map thereof No. 524, filed in the office of the County Recorder of said San Diego County, April 6, 1888, said Block 38 being the Block lying Easterly of said Block 37 as shown on said map

Also all that portion of Eolus Avenue lying between said Blocks 37 and 38; the Northeasterly half of the unnamed street lying between Block 36 and said Block 37; the alley in said Block 37 and all that portion of the Southeasterly Half of Marathon Street lying Northwesterly of and adjoining said Blocks 37 and 38, the portion of Eolus Avenue, the unnamed street and the alley above described, all as closed November 19, 1915 by Resolution of the Board of Supervisors of said County, recorded in Book 37, of Supervisors Records, at page 56.

S + Mary B. Peterson
Fidelity Mut
5500

If it does not I want to sign this deed and mail it up to them.

Yours very truly,

Ed Fletcher
m

EF:M

September 3, 1929.

Mr. E. A. Sears,
Southern Title & Trust Company,
San Diego, California.

My dear Mr. Sears:

Will you please check the enclosed quitclaim deed and advise me if by signing this deed I will cloud the title to the following described property which I have deeded out:

Lots 1, 2, 3, 4, 14, 15, 16 and Fractional

Lots 5, 6, 12 and 13, in Block 37 and Fractional Lots 11 to 16, inclusive in Block 38 of North Leucadia, in the County of San Diego, State of California, according to the map thereof No. 524, filed in the office of the County Recorder of said San Diego County, April 6, 1888, said Block 38 being the Block lying Easterly of said Block 37 as shown on said map

Also all that portion of Eolus Avenue lying between said Blocks 37 and 38; the Northeasterly half of the unnamed street lying between Block 36 and said Block 37; the alley in said Block 37 and all that portion of the Southeasterly Half of Marathon Street lying Northwesterly of and adjoining said Blocks 37 and 38, the portion of Eolus Avenue, the unnamed street and the alley above described, all as closed November 19, 1915 by Resolution of the Board of Supervisors of said County, recorded in Book 37, of Supervisors Records, at page 56.

If it does not I want to sign this deed and mail it up to them.

Yours very truly,

EF:H

Deed of Rec'd
[illegible]

SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

September 4, 1929

Ed Fletcher Company
1020 Ninth Street
San Diego, Calif.

Attention of Mr. Ed Fletcher.

Gentlemen:

We are returning to you the quitclaim deed drawn in favor of the Board of Trustees of the Encinitas School District covering the property contained in said deed. This property was deeded by yourself and wife to S. Ratekin and Mary B. Ratekin on therefore we can see no reason for the execution of this deed to the School District nor to any other party as the title is still vested in them.

Very truly yours

Ed A. Sears

Ed A. Sears
Vice President
& Title Officer

EAS:cv

For and in consideration of the sum of One Dollar DOLLARS,

DO HEREBY REMISE, RELEASE AND QUITCLAIM to The Board of Trustees of the Encinitas School District

All that Real Property situated in North Leucadia

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

That portion of the following described property that lies within the Southeast Quarter of the Northwest Quarter of Section 4, Township 13 South, Range 4 West, S.B.M., in the County of San Diego, State of California, according to U. S. Government Survey approved April 19, 1881.

Fractional Block 36 of North Leucadia, according to Map thereof No. 524, filed in the office of the County Recorder of San Diego County, April 6, 1888;

Also all of the alley in said Block 36;

Also the Easterly 20 feet of Hygeia Avenue adjoining said Block 36 on the West;

Also the Southerly Half of Marathon Street adjoining said Block 36 on the North;

Also the Westerly Half of the unnamed Avenue or Street lying between said Block 36 and Block 37;

All as closed November 19, 1915, by order of the Board of Supervisors of San Diego County, a copy of said order being recorded in Book 500, Page 343 of Deeds, records of said County.

TO HAVE AND TO HOLD the above Quitclaim and described premises unto the said Grantee s their heirs and assigns, forever,

Witness hand and seal this day of 192

Signed and executed in presence of

SEAL

SEAL

SEAL

QUITCLAIM DEED—500-9-27

Carpenter's Stationery Stores, Inc., 956 Sixth St., San Diego.

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

On this.....day of.....Nineteen Hundred and

.....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 person.... described in and whose name.....subscribed to the within instrument and acknowledged to me that.....he.....executed the same.

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

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

Mail to .....

.....

Quitclaim Deed

TO

.....

.....

.....

.....

.....

Dated .....192.....

Original mailed to Board of Trustees Encinitas School District.

SOUTHERN TITLE & TRUST COMPANY

San Diego, California
September 4, 1929.

Ed Fletcher Company
1020 Ninth Street
San Diego, Calif.

Attention of Mr. Ed Fletcher.

Gentlemen:

We are returning to you the quitclaim deed drawn in favor of the Board of Trustees of the Encinitas School District covering the property contained in said deed. This property was deeded by yourself and wife to S. Ratekin and Mary B. Ratekin on therefore we can see no reason for the execution of this deed to the School District nor to any other party as the title is still vested in them.

Very truly yours

Ed A. Sears.
Vice President
& Title Officer

EAS;cv

September 4th, 1 9 2 9.

Mr. A. P. Johnson
Southern Title & Trust Company
San Diego, California.

My dear Mr. Johnson:

This letter will introduce to you Mrs. Edith Ayres.

Mrs. Ayres owes me $5200 or $5300 and my lien is a first mortgage. $50,000 has just been expended in grading the streets to Whispering Pines and putting in a first class water system, which is already installed. A magnificent water system has just been put in, the best in the County, and the reservoir is on Lot A. The reservoir alone cost about $10,000. The water pipes are put in front of each lot.

Mrs. Ayres has put over a sale of another subdivision most successfully and is now putting on another unit. The map is herewith enclosed with prices.

She feels that this property should be put in trust under the usual terms and conditions, and if it is going to be put in trust it should go to the Southern Title & Trust Company.

The total acreage under my mortgage is 120 acres. This Whispering Pines subdivision only consists of about 60, as per map herewith enclosed.

What I want you to do is to take over my first mortgage, pay me what is coming to me, take this property in trust, and let Mrs. Ayres sell it out under the usual trust arrangement, you getting your usual fees and being paid on account a certain amount to be agreed upon for the release of each lot, thereby reducing your indebtedness.

I believe this to be one of the best accounts that you could get.

The land is only about a mile from Julian and is on the Julian-Brawley Highway, soon to be completed.

If you are not favorably inclined, at least go up and look the proposition over. I believe it is worth you while to consider it from a business standpoint and I can recommend it as a director of the Company.

Very sincerely yours,

EF:GMF

Original mailed Mrs. Edith Ayres

Southern Title & Trust Company
940--3rd Street,
San Diego, California.

September 5, 1929.

Colonel Ed Fletcher
1020 Ninth Street
San Diego, California.

My dear Colonel Ed: Re: Whispering Pines

I have read your letter of September 4, and have looked over the map of Whispering Pines, submitted by you, and although the proposition is very attractive, we are unable to accede to your wishes.

This company has no money for investments of this character, even though the security is gilt-edged and the parties reliable.

We thank you for giving us the opportunity of financing this deal and hope that later we may be better fixed to cooperate with you on deals of this kind.

Yours very truly,
A. P. Johnson, Jr.
President.

mb

SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

Sept. 7, 1929

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

Dear Sir:

The regular meeting of the Board of Directors of the Southern Title & Trust Company will be held at the office of said Company, Friday Sept. 13, 1929 at the hour of 12 o'clock, noon.

Yours very truly,

R.S. Reed
Secretary

RSR:as

September Tenth,
1 9 2 9

Order #89207

Mr. Ed. A. Sears,
Southern Title & Trust Co.,
San Diego, California.

My dear Sears:

Answering yours of the fifteenth, Article No. 8 - mechanic lien of the Hayward Lumber & Investment Company - their Manager tells me that this lien has been released and that the title, as far as their lien is concerned, is clean against the property they having filed a new lien on five acres where the buildings are.

Please let me know if this is correct.

Yours very truly,

EF:AK

September 10, 1929.

Mr. E. A. Sears,
Southern Title & Trust Company,
San Diego, California.

My dear Mr. Sears:

Enclosed find release, which if o. k. record, from R. H. Hagenbruch and H. R. Moore, a majority of the three Teustees of Brier Company, a dissolved Corporation, to Ed Fletcher.

Rec'd 9/10/29

We will have the California Land Buyers deed shortly and this cleans up the Grossmont matter, I believe.

Thanking you for your interest in this matter, I am

Yours very truly,

EF:KLM

Mr. Ed Fletcher:
We acknowledge receipt of the enclosed quitclaim deed.

SOUTHERN TITLE & TRUST COMPANY
A. T. Crane

Deed Recorded =

September 10, 1929.

Southern Title & Trust Company,
San Diego, California.

Gentlemen: Order No. 87663 - EAS

Replying to your letter of May 9th, enclosed herewith find quitclaim deed from Grossmont Park Company to Owen Wister to clear the title.

Also find Grant Deed from Owen Wister to Edith Thompson, together with Deed of Trust to the Fidelity Mutual Corporation in favor of Owen Wister with two Trust Deed notes, ie: one for $5500.00 and one for $1,000 .

Please record these papers and continue the certificate in the name of Edith Thompson subject to the first trust deed to Owen Wister.

Yours very truly,

Ed Fletcher

EF:KLM

Mr. Ed Fletcher:
We acknowledge receipt of the papers mentioned above.

SOUTHERN TITLE & TRUST COMPANY
A. T. Crane

September 13, 1929.

Southern Title & Trust Company,
San Diego, California.

Gentlemen:

Please issue Policy of Title Insurance in the sum of $638.00, showing the South one-half of Lot Five (5), Block "J" of Avocado Acres No. 5, as per map No. 2120 free and clear in the name of Morse Construction Company, subject to taxes due but not delinquent, subject to easements and rights of way of record, and subject to being within the boundaries of the San Dieguito Irrigation District.

Yours very truly,

KIM

September 13th, 1 9 2 9.

Mr. Ed Sears
c/o Southern Title & Trust Company
940—3rd Street
San Diego, California.

Dear Mr. Sears:

Enclosed find correspondence that is explanatory.

I find now they are planning to abandon this school and sell the land for what they can get. I wish now I hadn't signed the easement two or three years ago.

If the land is abandoned for school purposes, would not one-half interest automatically revert to Mrs. Fletcher, and would not I be clouding the title to the Natekin property?

Sincerely yours,

EF:GMP
Encls.

SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

September 14, 1929

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

Dear Mr. Fletcher:

Your letter of the 13th inst. received, together with quitclaim deed to the Encinitas School District; also certain correspondence from the Union Title & Trust Company.

In reply will state that by yourself and wife signing the quitclaim deed you will not cloud the property of Mr.Ratekin or any other person. The only right that you had in said property was shown in Note No.1 of the Union Title Insurance Company's report to the Board of Trustees of Encinitas, California. Under this reversionary right, should they remove and abandon the school site, the property would revert to the party who held said reversionary right; however, before they could clear the records of same, they would be compelled to bring suit to establish the fact that the school had been removed and the property abandoned for school purposes. We find that the property stands in the name of the Encinitas School District. In 1925 you executed a deed to said Encinitas School District for your reversionary right without your wife joining in said deed; as far as you are concerned you are out of the picture and the only claim your wife would have would be by suit to cancel said deed as it was executed without consideration (if this was the fact).

I see no reason why you should not execute and deliver the deed to the School District if you wish.

Very truly yours

Ed A. Sears

Ed A. Sears
Vice President
& Title Officer

EAS:cv

PHILADELPHIA FIRE & MARINE INSURANCE COMPANY

CAPITAL $1,000,000
F. M. AVERY, MANAGER
C. L. BARSOTTI, ASST. MANAGER

M. L. BONHAM
RESIDENT AGENT
PHONE ENCINITAS 23 OR 73

Philadelphia Fire & Marine Insurance Company

PACIFIC COAST DEPARTMENT

200 BUSH STREET SAN FRANCISCO, CALIF.

ENCINITAS AND LEUCADIA, CALIFORNIA

September 11, 1929.

Colonel Ed Fletcher,
1020 Ninth St.,
San Diego, Calif.

Dear Sir;

Referring to your letter of September 5 and the inclosed letter to you from Mr. Sears;

Previous to the time this matter was brought to your attention we employed the Union Title Company to make a search of the Records.

Since receiving your letter I have checked up with the Union Title Company and I find that the property which you sold to Mr. and Mrs. Ratekin is in Block 37 while the School property is in Block 36 and that your title to the Ratekins was guaranteed by the Union Title Company and that there is no conflict between the Titles.

I then talked with Mr. Sears and togather we checked the records in the Southern Title Company's files and find that there is no conflict between the two titles and that in some manner Mr. Sears was of the opinion that we were asking you to quit-claim land in Block 37 instead of Block 36,

Mr. Sears will confirm this statement should you care to call hime by phone.

I am inclosing Mr. Sears's letter, the Union Title Company's letter report on the school property, and a quit-claim deed.

Mr Sears phoned me it would be OK to give the quit claim deed

Philadelphia Fire & Marine Insurance Company
PACIFIC COAST DEPARTMENT
200 BUSH STREET SAN FRANCISCO, CALIF.

CAPITAL $1,000,000
F. M. AVERY, MANAGER
C. L. BARSOTTI, ASST. MANAGER

M. L. BONHAM
RESIDENT AGENT
PHONE ENCINITAS 23 OR 73

ENCINITAS AND LEUCADIA, CALIFORNIA

#2
Colonel Fletcher

Will you please again check the description and if you find it correct ask your wife to join with you in executing the deed and then return the deed and the Title Company's report to me in the envelope inclosed.

Regretting the necessity of again burdening you with these details and assuring you of my cooperation should it be posible to be of assistance to you in the future I am,

Very truly yours,

BOARD OF TRUSTEES ENCINITAS SCHOOL DISTRICT
By M. L. Bonham Pres.

SOUTHERN TITLE & TRUST COMPANY
SAN DIEGO, CALIFORNIA

September 14, 1929

Ed Fletcher Company
1020 Ninth St.
San Diego, California

Gentlemen: Re: Our Order No. 89631

We have your letter of September 13, requesting Policy of Title Insurance in the sum of $638.00, covering the South half of Lot 5 Block J of Avocado Acres No. 5.

We thank you for this order, which has been listed under the above number, and assure you of our early attention to this matter.

Yours very truly,

A T Crane

A. T. Crane
Order Department MS

SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

September 16, 1929

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

Dear Mr. Fletcher:

Enclosed please find deed executed by Hagenbruch and Moore as Trustees of the dissolved corporation to yourself. In your letter of the 10th inst. you ask if this deed will be sufficient to pass title. It will not be unless A.J.Brier, the third trustee, joins in the execution of the deed. However, you can record the deed as it is and bring suit against all three of the trustees, making same entitled Ed Fletcher, Plaintiff, vs. R.E.Hagenbruch, H.R.Moore and A.J.Brier, as Trustees of the Brier Company, a dissolved corporation, Defendants. Upon recording a decree in your favor in the office of the County Recorder we can then issue to you a Policy of Title Insurance covering the property in said deed.

Very truly yours

Ed A. Sears

Ed A. Sears
Vice President
& Title Officer

EAS:cv

September 19, 1929.

Southern Title & Trust Company,
San Diego, California.

89727

Gentlemen:

Please issue Policy of Title Insurance in the sum of $1300.00, showing Lot One (1), Block Six (6) of Solana Beach free and clear in the name of Ed Fletcher and Mary C. B. Fletcher, excepting taxes due but not delinquent, subject to being within the boundaries of the Santa Fe Irrigation District, and subject to easements and rights of way of record.

When you can do this you may record the enclosed deed to Carl Niemann and Ruth G. Niemann, his wife, and continue the certificate of title in their name, the charge for which they will pay.

Yours very truly,

Ed Fletcher

KLM

Mr. Ed Fletcher:

We acknowledge receipt of the enclosed deed and instructions.

9/20/29 A G Crane

September 23d, 1929.

Southern Title & Trust Company,
San Diego, California.

Gentlemen: Order 89631

We are returning herewith bill for $17.00 covering this policy. As we have only been paying $7.50 for certificates on this same subdivision with a liability up to $1,000, we feel sure an error has been made. Will you please check up on this, and return corrected bill.

Yours very truly,

ED FLETCHER COMPANY

KLM

Glen Fiddler

COPY.

September 28th, 1929

Southern Title & Trust Company
San Diego, California.

Gentlemen:

Mr. Rector will deliver to you a deed to certain property in Solana Beach as prepared by Engineer Freeland. If the deed is properly prepared and executed and if the description closes, please record and make out a certificate of title in my name and send the bill to Ed Fletcher who will pay for the certificate of title. If there is any continuation charge, I will pay it.

If the title is clear excepting that the lands are in the Santa Fe District, please record. If there are any other liens or clouds, please notify me before recording. The land is supposed to be clear.

Yours very truly,

Southern Title & Trust Company
San Diego, California.

Gentlemen:

I will pay for the certificate of title for the base search as above stated and the title to the land is clear. If there is anything wrong about it, I will clear same all as per my contract of Sept. 4th, 1926.

Yours very truly,

ED FLETCHER

The above deed is hereby acknowledged and we will carry out your instructions.

EF:GMF

October Fourteenth,
1 9 2 9

Mr. E. A. Sears,
Southern Title Company,
San Diego, California.

Dear Mr. Sears:

Enclosed find letter from Harrison Sloane which please return.

How about this? Everything is cleaned up now.

Yours truly,

BF:AK

SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

October 14, 1929

Colonel Ed Fletcher
1020 Ninth Street
San Diego, California

Dear Sir: Re: Our Order No. 89868

We have completed the policy of title insurance covering Portion of Block 24 of Solana Beach, and have delivered the same to Wallace Rector.

We inclose statement of charges herewith.

Yours very truly,

A T Crane

A. T. Crane
Order Department

ATC:MS

SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

October 16, 1929

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

Dear Sir:

Enclosed please find the two deeds executed by the trustees of the Brier Company, a dissolved corporation, which were forwarded to us by Mr.Harrison G. Sloan. These deeds are properly executed and will, when recorded, vest title to the land lying between the Grossmont Park Company's Subdivision and the present State Highway in the name of the Grossmont Park Company, a corporation.

We have no order covering said property, therefore the deeds should be recorded by you.

Very truly yours

Ed A. Sears

Ed A. Sears
Vice President
& Title Officer.

EAS:cv

October 17, 1929.

Mr. Ed A Sears,
Southern Title & Trust Company,
San Diego, California.

Re: Trust 1330 - Mix-Frank

My dear Mr. Sears:

Will you please refer to correspondence in 1927 and 28 regarding this trust. At that time you informed me over the telephone that a quit-claim deed would be necessary from Mix & Franks in order to take this property out of the trust, and we have just secured this quit claim deed. It seems after it was signed up Mr. Turner misplaced it and it was located only the other day.

In our previous letters you were instructed to deed all these lands, excepting the 100.30 acres to go to Mix & Frank, and the two acres to Tahar to "Ed Fletcher, Trustee". Mr. Fletcher now wants this property transferred to Ed Fletcher and Mary C. B. Fletcher husband and wife as joint tenants.

Please you please go into this matter for us and tell us just what is necessary to be done. We are deeding out some land up there and cannot file the deeds until this matter is settled.

Enclosed herewith find Quitclaim deed to Southern Title & Trust Company signed by Mix and Franks, dated April 11, 1927. Also find assignment of interest to Lake Cuyamaca Resort, Inc., signed by L. j. Turner, Glenn Nelson, M. H. Peterman, and F. J. Fiedler, also H. E. Bolton. I believe Bolton was in England at the time this paper was signed is the reason his name is on a separate copy of the assisnment. Kindly acknowledge receipt of these papers and let us know how to handle the matter as quickly as possible.

Yours very truly,
ED FLETCHER COMPANY

By

KLM

RECEIVED: 10-18-29 Ed A Sears

October Nineteenth,
1 9 2 9

Mr. E. A. Sears,
Southern Title Company,
San Diego, Calif.

Dear Mr. Sears:

Enclosed find letter from the Southwest Coast Land Company that is explanatory. Kindly return.

Do you think this will clear the title so that a certificate can be issued so far as the old right of way is concerned?

Yours truly,

F:F:K

SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

October 21, 1929

Mr. Ed Fletcher
1020 9th Street
San Diego, Calif.

Dear Sir:

Your letter of the 19th inst. received. Will state that from the papers forwarded to us by you we cannot determine whether this is a valid vacation and abandonment or not without a thorough examination of the records.

We see by the abandonment that it refers to the old 40 foot right of way recorded in Book 488, page 120 of Deeds, and in Book 500, page 23 of Deeds. We also checked the Lot Book and find one in Book 500, page 33 of Deeds. These easements were made to the County of San Diego. Then the question arises, how did they get out of the County of San Diego and into the State Highway Commission? If they did get into the State Highway Commission and its order relinquishing all rights of way to the County of San Diego was valid, we do not see how they can rescind that order as per resolution forwarded to us by you. As above stated, this cannot be determined without a thorough check of the records.

However, we will state that if the County of San Diego will abandon and vacate said highway by resolutions properly passed by the Board of Supervisors of San Diego County, then there would be no question arise as to the title to the property vacated, providing the copy of the abandonment by the Highway Commission, which we are returning to you herewith, is properly recorded in the office of the Recorder of San Diego County.

Very truly yours

Ed A. Sears

Ed A. Sears
Vice President
& Title Officer

EAS:cv

SOUTHWEST COAST LAND COMPANY
STANDARD OIL BUILDING, SAN FRANCISCO, CALIFORNIA

October 17, 1929

Colonel Ed Fletcher,
1020 Ninth Street,
San Diego, Calif.

Dear Colonel Fletcher:

Regarding the highway matter, I enclose herewith copies of resolutions passed by the California Highway Commission at its meeting on October 2nd, as follows:

Abandoning to the owners of the fee a portion of the old right of way in Section 34, T 13 S., R 4 W., S. B. B. & M.

Resolution rescinding a vote passed by the Commission on August 1, 1929, purporting to relinquish this right of way to the County of San Diego.

Abandoning certain right of way in San Diego County through the Kelly Ranch.

Abandoning a right of way in section 33, T 12 S., R 4 W., S. B. B. & M.

Resolution rescinding a vote of August 1, 1929, purporting to relinquish the superceded right of way in said section 33, in the County of San Diego.

While we are only interested in the rights of way through Section 34 and through the Kelly Ranch, the Commission has included the other resolutions covering Section 33 for our information.

The commission states that certified copies of these resolutions have been forwarded to their Los Angeles office with instructions to record the same, and that when this has been done they will forward the recording data to us.

Very truly yours,
SOUTHWEST COAST LAND COMPANY,

Geo. A. Rose
Secretary.

GAR
ENC.

ABANDONMENT OF RIGHT OF WAY IN SAN DIEGO COUNTY.

ROAD VII-SD-2-A.

WHEREAS, The State of California acquired a 40 foot right of way in Lots 2 and 3 and the S.E. 1/4 of the N.E. 1/4 of Section 34, T 13 S., R 4 W., S. B. B. & M., by deeds to San Diego County Highway Commission as recorded in Deed Book 488, page 120 and in Deed Book 500, page 23, both records of San Diego County, and by other deeds, and

WHEREAS, A portion of said 40 foot right of way is not used for State highway purposes, and the California Highway Commission deems the abandonment of said right of way as a State road and highway is necessary by reasons of alterations and revisions in alignment of a portion of the route of the State Highway and deems it for the best interests of the State of California.

IT IS VOTED, That the State of California, acting by and through the California Highway Commission, does hereby abandon that portion of said right of way which lies between the terminal points, and is not included within the exterior boundaries of the 80 foot right of way conveyed to the State of California by deed recorded in Deed Book 1210, page 465, records of said County, and provided further that this abandonment shall not affect the westerly ten feet of the right of way granted by Deed recorded in Deed Book 701, page 156, San Diego County Records, for a distance of 1330 feet southerly from the north line of Section 34.

The purpose of this resolution is to revest the title to said lands, hereby abandoned, in the original grantors, and/or their successors and/or assigns.

S E A L

RESCINDING RESOLUTION RELINQUISHING RIGHT OF WAY IN SAN DIEGO COUNTY.

VOTED, That the action of the California Highway Commission taken on August 1, 1929, in authorizing the relinquishment and abandonment of State highway right of way over and across Lots 2 and 3, and the S.E. 1/4 of the N.E. 1/4 of Section 34, Township 13 S., Range 4 W., S.B.B. & M., in the County of San Diego, Road VII-S.D.-2-A, to the said County of San Diego is hereby rescinded.

ABANDONMENT OF RIGHT OF WAY IN SAN DIEGO COUNTY
ROAD VII-SD-2-B

WHEREAS, The State of California heretofore acquired a right of way in San Diego County in the Agua Hediondo Rancho, also known as the Kelly Ranch, as conveyed to the County of San Diego by deed recorded in Deed Book 168, page 49, records of San Diego County, and

WHEREAS, a portion of the right of way described in said deed, is not used for State highway purposes, and the California Highway Commission deems the abandonment of said property as a State road and highway is necessary by reasons of alterations and revisions in alignment of a portion of the route of the State highway and deems it for the best interests of the State of California.

IT IS VOTED, that the State of California acting through and by the California Highway Commission does hereby abandon that portion of said right of way which lies between the terminal points and is not included within the exterior boundaries of the 80 foot right of way as deeded to the State of California by deeds recorded in Deed Book 1210, page 463 and in Deed Book 1226, page 355, records of San Diego County.

The purpose of this resolution is to revest the title to the portions of the lands hereby abandoned in the original grantors or their successors or assigns.

S E A L

ABANDONMENT OF RIGHT OF WAY IN SAN DIEGO COUNTY.

ROAD VII-SD-2-B.

WHEREAS, The State of California acquired a right of way in San Diego County, in Section 33, T. 12 S., R. 4 W., S. B. B. & M., by deeds to San Diego County Highway Commission, recorded in Deed Book 500, page 7, Deed Book 499, page 3, and in deed Book 500, page 26, all records of San Diego County, and

WHEREAS, A portion of the right of way described in said deeds, is not used for State Highway purposes and the California Highway Commission deems the abandonment of said property as a State road and highway is necessary by reasons of alterations and revisions in alignment of a portion of the route of the State Highway and deems it for the best interests of the State of California,

IT IS VOTED, That the State of California, acting by and through the California Highway Commission, does hereby abandon that portion of said right of way which lies between the terminal points, and is not included within the exterior boundaries of the 80 foot right of way as deeded to the State of California by deeds recorded in Deed Book 1073, page 395, in Deed Book 1258, page 1, and in Deed Book 1270, page 75, all records of San Diego County.

The purpose of this resolution is to revest the title to said lands, hereby abandoned, in the original grantors, and/or their successors and/or assigns.

S E A L

RESCINDING RESOLUTION RELINQUISHING RIGHT OF WAY IN SAN DIEGO COUNTY.

VOTED, That the action of the California Highway Commission on August 1, 1929, in authorizing the relinquishment and abandonment of certain right of way in San Diego County, Road VII-S.D.-2-B, to said County over and across Section 33, Township 12 S., Range 4 W., S.B.B.& M., be and the same is hereby rescinded.

DEED - STATE HIGHWAY

Know all men by these presents that the undersigned, owners of or having some right, title and interest in and to the land hereafter described, in consideration to be constructed under the provisions of the "State Highway Act" of the State of California approved March 22, 1909, over said land and the benefit to accrue to them thereby to hereby signify their approval of the location of said state highway and do consent to the establishment thereof over said land and do hereby grant and convey to the State of California the right of way and incidents thereto for said state highway over and across the following described lands and premises lying and particularly described as follows, to-wit:

A strip of land 30 feet wide, in lots 1 and 2 Section 34, Township 13, S., Range 4 West being adjacent to and on the westerly side of the 40 foot strip of land deeded for road purposes to San Diego County which deed is recorded in book 438 of Deeds, page 120, Records of San Diego County.

Said thirty foot strip extends from the north line of said Lot one to the easterly end of the curve having a radius of 118.3 feet and central angle of 123° 08' on Lot 2 as shown on the map referred to in the deed above mentioned and hereby waive all claim for damage or compensation for and on account of the establishment of said state highway.

In witness whereof the Southern Title Guaranty Company has caused these presents to be signed by its Vice President and Secretary and its corporate seal to be hereto delivered in the presence of

SOUTHERN TITLE GUARANTY CO. (Seal)

(Southern Title Guaranty Company San Diego, Calif. Incorporated January 3, 1908)

By: W. B. Moore, V. Pres. (Seal)

R. S. Reed, Secretary (Seal)

State of California,)
County of San Diego) SS
)

On this 17th day of December in the year of One thousand nine hundred and fifteen before me, H. E. Crane, a notary public in and for the said County residing therein duly commissioned and sworn, personally appeared W. B. Moore known to me to be the Vice-President and R. S. Reed known to me to be the Secretary of the Southern Title Guaranty Company

and shown to me to be the persons who executed the within instrument in behalf of the Southern Title Guaranty Company 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, State of California, the date and year above written.

H. E. CRANE
Notary Public in and for County
Of San Diego, State of California

Recorded at the request of California Highway Commission, December 27, 1915 at 20 min. past 11 o'clock A. M.

John H. Ferry
County Recorder

By H. Howard Ferry
Deputy

24327 Fee $_____

Book 701 - page 156
Deeds SD Co.

October 22nd, 1 9 2 9.

Mr. A. P. Johnson, Jr.,
Southern Title & Trust Company
San Diego, California.

My dear A. P:

You told me that I could come back if we didn't put over the Community Chest.

Heaven knows we have made the greatest sacrifice of time, both Mrs. Fletcher and I for seven weeks and with 3000 odd volunteers the last two weeks.

We put it over last year in 8 days. We are now on our 16th day and still $6000 or $8000 shy. The organization disbanded last Friday, but we simply must go over the top.

The Union Title Company gave $600 last year. This year they subscribed $750 and yesterday they increased the Title Company subscription to $850 and John Forward, Jr. gave $100 in addition.

You cut your subscription of $600 down to $300.

I have taken the liberty of increasing your subscription to last year's amount, payable $25.00 a month.

Marston individually and the store gave $12,000 and last week, added another $500. Miss Scripps gave $5000 and added another $1000. Colonel Copley gave $2000 and added another $1000. Mrs. Bridges gave $2000 and added another $1000; all last year's subscriptions, the original amount, and the last amounts are additions.

Nearly everyone is adding to their subscription this year because we are fighting for a larger amount. The banks gave $18,000 last year and $18,000 this year. The Gas Company gave $7200 and they are going to give an additional subscription.

I have lost ten pounds around my waist and two pounds off of my head during this last three weeks of intense campaigning.

Your note reading something like this in the form of a scroll was recently presented to me - - "We hope you will again lead us in the Chest campaign for 1930, and we pledge to you our unanimous loyalty and support".

My friend, I need your support now more than anytime in my life. If this thing fails, it is the first failure I have ever had in San Diego County, and if I do fail it is the last time I will ever be identified in any public work in this city.

The best men of this city gave two weeks of their time studying the Community Chest budget. Let's stay with them and you stay with your friend of thirty years standing.

Please telephone me that everything is O. K. and you are back to last year's subscription and lucky that you did not have to give more.

Sincerely your friend,

EF:GMF

P. S. I am enclosing cards. You may be able to get one or two other subscriptions for us.

E.F.

October 24, 1929.

90194

Southern Title & Trust Company,
San Diego, California.

Gentlemen:

Enclosed herewith find deed Grossmont Park Company to William L. Everts and Anna M. Everts. Kindly record this deed and issue a certificate of title in the sum of $350.00 showing said property in the name of Mr. and Mrs. Everts, free and clear of encumbrances, except as shown in the deed, subject to taxes due but not delinquent and sugject to easements and rights of way of record heretofore granted.

Yours very truly,

KLM

RECEIVED: 10-29-29

SOUTHERN TITLE & TRUST CO.,
By A. Crane

October 24, 1929.

Southern Title & Trust Company,
San Diego, California.

Gentlemen:

Please issue policy of title insurance in the sum of $250.00, showing Lot 15, Block 1, Crouch's Addition, San Diego County, California, Map 1021, free and clear in the name of Grossmont Park Company, subject to being within the boundaries of the La Mesa Irrigation District, subject to taxes due but not delinquent, and subject to easements and rights of way of record.

Yours very truly,

GROSSMONT PARK COMPANY

By

HLM

Ins Anderson

October 25, 1929.

Southern Title & Trust Company,
San Diego, California.

Trust 1330
Attention Mr. Sears

Gentlemen:

Confirming my telephone instructions, please deed the property under this trust, (in Lot "L" Cuyamaca Rancho) to the Morse Construction Company, a corporation, instead of to M Fletcher.

Yours very truly,

EF:HLM

SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

October 25, 1929

Grossmont Park Company
1020 Ninth St.
San Diego, California

Gentlemen: Re: Our Order No. 90162

We have your letter of October 24, requesting Policy of Title Insurance in the sum of $250.00, covering Lot 15 in Block 1 of Crouch's Addition.

We thank you for this order, which has been listed under the above order number, and assure you of our prompt and careful attention to this matter.

Yours very truly,

A T Crane

A. T. Crane
Order Department ms

October 30, 1929.

Southern Title & Trust Company,
San Diego, California.

Gentlemen:

90239

Enclosed herewith find deed from S. P. Slagle and Ethelyn Slagle to Frederick Moir White together with Certificate of Title No. 81482. Kindly record said deed and continue the certificate in the name of Mr. White, showing free and clear excepting as title shows in enclosed certificate, and excepting taxes due but not delinquent.

90240

Also enclosed find deed from Frederick Moir White to Mr. and Mrs. Slagle covering another 2 1/2 acre tract which they are taking in exchange for 2-1/2 acres deeded to Mr. White. Please issue a Policy of Title Insurance in the sum of $2500.00 showing said property free and clear in the name of Mr. White, subject to taxes due but not delinquent, subject to easements and rights of way heretofore granted of record and subject to being within the boundaries of the San Dieguito Irrigation District. Then continue the title in the name of Mr. and Mrs. Slagle.

Please bill all charges to Mr. and Mrs. Slagle, as they are to pay same in consideration of the exchange of properties.

Yours very truly,

E Hutchen

KLM

RECEIVED:

NOV 1 - 1929
SOUTHERN TITLE & TRUST COMPANY

13

October 30, 1929.

Southern Title & Trust Company,
San Diego, California.

Gentlemen:

Enclosed herewith find Policy of Title Insurance No.

October Thirtieth,
1 9 2 9

Mr. A. P. Johnson, Jr.,
Southern Title & Trust Co.,
San Diego, Calif.

Dear Mr. Johnson:

What does the enclosed letter mean? I understand that I am with you in the control and I want orders from the BOSS. How shall I answer? Kindly return letter.

Yours very truly,

SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

October 31, 1929

Colonel Ed Fletcher
1020 Ninth Street
San Diego, California

My dear Colonel:

The BOSS is away from the office, having been sick for the last few days.

We are at a loss to know what the letter means. He has been making great effort to get hold of our stock, and has made many representations which are not true. He will not get very far in his efforts. He may pick up a few scattered shares, but on the whole the stockholders are very well satisfied with their investment and are refusing to pay any attention to his letter.

Any number of them have called, stating that they had received a similar letter and that they were with us and would not even take the trouble to answer it.

You know, Dad has always counted you in on the control, and when he sells, if ever, your stock will go out at the same price as his. I would suggest that you just ignore the letter, not even giving him the satisfaction of an answer.

Yours very truly,

Elwin Johnson

EJ:ms

SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

November 1, 1929

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

Dear Sir: Re: Our Order No. 90240-39

We wish to acknowledge receipt of your letter of October 30, inclosing:

Deed, Slagle to White

Certificate of Title covering Portion of Section 23, Township 13 South, Range 4 West, S.B.M.

We have listed an order for Owner's Policy of Title Insurance in the sum of $2500.00 covering the above described property under our No. 90239.

You also inclose a deed from White to Slagle, covering another portion of Section 23. This order we have listed under our No. 90240 with a liability of $2500.00.

Thank you for these orders, which will receive our immediate attention.

Yours very truly,

A T Crane

A. T. Crane
Order Department

ms

November First,
1 9 2 9

Mr. Edwin Johnson,
Southern Title & Trust Co.,
San Diego, California.

My dear Mr. Johnson:

Answering your letter of the thirty-first will say that it goes without saying I will follow your instructions and will not even answer his letter.

Yours very truly,

EF:AK

SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

November 4, 1929.

Ed Fletcher,
1020 - 9th Street,
San Diego, California. Our No. 90596

Gentlemen:

We are in receipt of your favor of December 3 ordering policy of title insurance covering Lot 17 in Block 21 of Solana Beach, for which we thank you.

Yours very truly,

A. T. Crane

A. T. Crane,
Order Department

PMC

November 4, 1929.

Southern Title & Trust Company,
San Diego, California.

Gentlemen:

Will you please make a copy of Policy of Title Insurance No. 2037, Order No. 89228 the cost of which we understand is $5.00.

This property is owned jointly by Mr. Stonehocker and Mrs. Marie Shea, and each wants a certificate of title. They understand one only is an original and the copy is only for reference.

Yours very truly,

KLM

SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

November 5, 1929

Mr. Ed Fletcher
1020 9th Street
San Diego
California

Dear Sir: Re: Our Order No.90260-EAS

As per your letter of the 4th inst. enclosed please find copy of our Policy of Title Insurance covering the property listed under our Order No.89228.

Very truly yours

Ed A Sears

Ed A. Sears
Vice President
& Title Officer

EAS:cv

SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

November 6, 1929

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

Dear Sir: Re: Our Order No. 90240-EAS

We have completed our examination of the title to the property listed under the above numbered order, being the North Half of the South Half of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter of Section 23, Township 13 South, Range 4 West, S.B.M., in the County of San Diego, State of California.

We find that the title stood in the name of Mary Y. White as to an undivided one-half interest and in Ed Fletcher and Mary C.B. Fletcher, husband and wife, as to an undivided one-half. We have in hand a deed executed by Frederick Moir White, a widower to S.P. Slagle and Ethelyn Slagle, husband and wife as joint tenants. Before we can issue our Policy we must have a deed from yourself and wife to said Slagle and wife.

We are holding this order open awaiting receipt of said deed.

Very truly yours

Ed A. Sears

Ed A. Sears
Vice President
& Title Officer

EAS:cv

November Ninth,
1 9 2 9

Mr. A. P. Johnson, Jr.,
Southern Title & Trust Company,
San Diego, Calif.

Dear Mr. Johnson:

The enclosed copy of letter from Brown is right to the point and I think he is right.

You are making a mistake of your life that you don't clean this matter up. The Murray Estate is going to sell its property soon and they don't feel right toward you under the circumstances.

Yours truly,

EF:AK

SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

November 12, 1929.

Mr. Ed Fletcher,
1020 - 9th Street,
San Diego, California.

My deal Colonel Fletcher:

The Brown matter which you wrote to Mr. A. P. Johnson about has previously been reviewed and instructions given to our plant and examining departments to do anything that will make Mr. Brown, and his clients, satisfied.

We feel that when Mr. Brown receives our letter that the matter will be adjusted to his satisfaction.

We thank you for your interest and we want you to know that only through a misunderstanding did this present controversy arise.

Yours very truly,

Edwin Johnson

Edwin Johnson
Vice-President

EJ
pmc

November 13th, 1929.

Mr. A. P. Johnson, Jr.,
c/o Southern Title & Trust Company
San Diego, California.

My dear A. P:

The job is up to you and me to get 26 life memberships for the Athletic Club. White has taken $10,000 worth of memberships and I have taken $5000.

It is a life and death matter and if ever you want to do Ed Fletcher a personal favor, now is the time.

I have sacrificed seven weeks of my time for Community Chest work, lost 12 pounds and am all tired out. In addition to that, I have a job on my hands to raise enough money to pay my taxes these hard times, but I know this Athletic Club must not fail and this job once put over means a success of the Athletic Club.

We simply must raise that $125,000. As long as I live I will never forget it as a personal favor if you will interest yourself with me in completing these life memberships. Don't show this letter to anyone, but get after McRae, Marston and Heller and get these life memberships signed up on this petition, conditional upon the $125,000 being raised.

We have no time to lose. The money must be raised by the 10th of December or everything is off.

Won't you please this afternoon or tomorrow morning get two or three signatures to this petition and then let's have luncheon with Andrews and two or three of the directors and decide who are the people to see for life memberships. I think I can get Hugh Saunders to take one, also R. T. Guymon, and one or two others.

Sincerely your friend,

EF:GMF
Encl.

November 19, 1929.

Southern Title & Trust Company,
San Diego, California.

Gentlemen:

Will you please issue Policy of Title Insurance in the sum of $845.00 covering Lot 32 Block "F", Avocado Acres No. 4, San Diego County, California as per map No. 2113 on file in the office of the County Recorder, showing free and clear in the name of Morse Construction Company, subject to taxes due but not delinquent, subject to being within the boundaries of the San Dieguito and to easements and rights of way already granted of record.

Yours very truly,

MORSE CONSTRUCTION COMPANY

By

KLM

November 19, 1929.

Mr. Ed A. Sears,
Southern Title & Trust Company,
San Diego, California.

Order No. 80240 -MS

My dear Mr. Sears:

Enclosed herewith find Grant Deed from Mr. and Mrs. Fletcher to S. P. Slagle and wife covering an undivided one-half interest in the 2-1/2 acres.

Kindly acknowledge receipt of same.

Yours very truly,

ED FLETCHER COMPANY

By

KLM

NOV 22 1929

RECEIVED
SOUTHERN TITLE & TRUST COMPANY
By

November 19, 1929.

Southern Title & Trust Company,
San Diego, California.

Gentlemen:

Will you please issue Policy of Title Insurance covering the following described property:

South one-half of the South one-half of the Southeast Quarter of the Northeast Quarter of the Northwest Quarter of Section 23, Township 15 South, Range 4 West, S. B.M.

in the sum of $2500.00, showing free and clear in the name of Frederick Moir White, a widower, and Ed Fletcher and Mary C. B. Fletcher, husband and wife, each as to an undivided one-half interest, except taxes due but not delinquent, except easements and rights of way heretofore granted, and subject to being within the boundaries of the San Dieguito Irrigation District.

Yours very truly,

KLH

November 19, 1929.

Southern Title & Trust Company,
San Diego, California.

Gentlemen:

Will you please issue policy of title insurance in the sum of $700.00 covering Lot 2, Block 2 of Crouch's Addition, as per Map No. 1321 filed in the Office of the County Recorder, San Diego County, California, showing free and clear in the name of Grossmont Park Company excepting taxes due but not delinquent, subject to being within the boundaries of the La Mesa, Lemon Grove & Spring Valley Irrigation District and subject to easements and rights of way already granted of record.

Yours very truly,

GROSSMONT PARK COMPANY,

By

KLH

November 20, 1929.

Southern Title & Trust Company,
San Diego, California.

Gentlemen:

Will you please issue Policy of Title Insurance in the sum of $2,000.00 showing free and clear in the name of M. Fletcher and Mary C. B. Fletcher, excepting taxes due but not delinquent, subject to being within the boundaries of the Santa Fe Irrigation District and to easements and rights of way of record.

Yours very truly,

KLM

Lots Six (6) and Thirteen (13), Block Ten (10) of Solana Beach, San Diego County, California as per Map No. 1749.

SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

November 21, 1929.

Grossmont Park Company,
1020 - 9th Street,
San Diego, California. Our No. 90436

Gentlemen:

Attention: K. L. May

We have your order for a policy of title insurance covering Lot 2 in Block 2 of Crouch's Addition, for which we thank you.

We have placed your instructions under our order No. 90436.

Yours very truly,

A. T. Crane
A. T. Crane,
Order Department

PMC

Jeannette Churchill

SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

November 21, 1929.

Ed Fletcher Company,
1020 - 9th Street,
San Diego, California. Our No. 90434

Gentlemen:

We are in receipt of your favor of November 19 ordering policy of title insurance covering the South half of the South half of the Southeast Quarter of the Northwest Quarter of Section 23, Township 13 South, Range 4 West.

We note your instructions which we have placed under our No. 90434.

Thanking you for this order, we are

Yours very truly,

A. T. Crane

A. T. Crane,
Order Department PMC

431-124-Ar

SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

November 21, 1929.

Morse Construction Company,
1020 - 9th Street,
San Diego, California. Our No. 90435

Gentlemen:

Attention: K. L. May

We wish to thank you for your order for a policy of title insurance covering Lot 32 in Block D of Avacado Acres No. 4.

The policy will be issued under our No. 90435.

Yours very truly,

A. T. Crane

A. T. Crane,
Order Department PMC

SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

November 23, 1929.

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

Dear Sir:

We are in receipt of your order for Owner's Policy covering Lots 6 and 13, Block 10, Solano Beach.

We note your instructions and same will be complied with under our order No. 90475, to which we ask that you refer in future correspondence.

Thanking you for this order, we are,

Very truly yours,
SOUTHERN TITLE & TRUST COMPANY,

By A T Crane
Order Department. ATC/lg

November 25, 1929.

Southern Title & Trust Co.,
San Diego, Calif.

Order No. 79350 - RAS

Gentlemen:

Inclosed herewith find deed from William Baird, Trustee, to Ed Fletcher, covering an undivided on-half interest in Lots 1 to 16, inclusive, Block 60 of Leucadia.

Will you please record this deed and complete the certificate bringing same down in the name of Ed Fletcher.

Will you please itemize your bill, or preferably make a separate bill covering this one-half interest, as Mr. Baird is to pay for the certificate to this one-half, and we want to render the bill to the bank, to enable them to take from his funds.

Yours very truly,

KLM

RECEIVED 11/25/29
SOUTHERN TITLE & TRUST CO.
By A T Crane

Detach for each
file in relation and.

November 26, 1929.

Southern Title & Trust Company,
San Diego, California.

90537

Gentlemen:

Enclosed herewith find deed covering parcel in Lot "D" Cayamaca Rancho, San Diego County, California, from Morse Construction Company to Sunlands Investment Company, a corporation.

Please issue a certificate, or rather policy of title insurance covering this property showing free and clear in the name of Morse Construction Company, excepting taxes due but not delinquent, and subject to any easements and rights of way heretofore granted. The liability to be $4250.00.

You are then instructed to record the enclosed deed and deed of trust and show the property in the name of Sunlands Investment Company, a corporation, subject to a first trust deed in the sum of ~~$~~ $3804.00.

Yours very truly,

KLM

Morse Construction Co:
We acknowledge receipt of the deed and deed of trust mentioned above.

SOUTHERN TITLE & TRUST COMPANY

December 3, 1929.

Southern Title & Trust Company,
San Diego, California.

Gentlemen:

Will you please issue Policy of Title Insurance in the sum of $1500.00, showing free and clear in the name of W. Fletcher and Mary C. D. Fletcher, excepting taxes due but not delinquent, subject to being within the boundaries of the Santa Fe Irrigation District, and to easements and rights of way already granted of record, covering the following described property:

Lot 17, Block 21 of Solana Beach San Diego County, California, as per map No. 1749 filed in the office of the County Recorder of said county.

Yours very truly,

KLM

SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

Dec. 7, 1929

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

Dear Sir:

The regular meeting of the Board of Directors of the Southern Title & Trust Company will be held at the office of said Company, Friday, Dec. 13, 1929 at the hour of 12 o'clock, noon.

Yours very truly,

R.S. Reed
Secretary

RSR:as

December 11, 1929.

Southern Title & Trust Company,
San Diego, California.

Gentlemen:

Enclosed herewith find Deed from Ed and Mary C. B. Fletcher to Rosalie N. Byers, being a part of Fletcher Hills Unit No. 2.

Please issue a Policy of Title Insurance in the sum of $9500.00 showing the property described in this deed free and clear in the name of Ed and Mary C. B. Fletcher, subject to taxes due but not delinquent, subject to being within the boundaries of the La Mesa, Lemon Grove & Spring Valley Irrigation District and to easements and rights of way of record.

When you cando this you may record the deed to Mrs. Byers, also the Deed of Trust, herewith enclosed covering the same property and continue the Policy in the name of Mrs. Byers subject to this Deed of Trust securing a note for $9496.00.

Kindly acknowledge receipt of these papers.

Yours very truly,

kln 90698

RECEIVED: 12-12-29
SOUTHERN TITLE & TRUST COMPANY
By

December 17, 1929.

Southern Title & Trust Company,
San Diego, California.

Gentlemen:

Will you please issue Policy of Title Insurance in the sum of $1045.00 showing free and clear in the name of Morse Construction Company, subject to taxes due but not delinquent, subject to being within the boundaries of the San Dieguito Irrigation District and to easements and rights of way of record.

Yours very truly,

MORSE CONSTRUCTION COMPANY

By

KLM

December 18, 1929.

Southern Title & Trust Co.,
San Diego, California.

Gentlemen:

Further in reference to our letter of the 17th, the legal description of the land for which we wish a policy written is as follows:

Lot Eight (8), Block "D", Avocado Acres No. 4, San Diego County, California, as per Map No. 2118 on file in the office of the County Recorder.

Yours very truly,

MORSE CONSTRUCTION COMPANY

By

KLM

SOUTHERN
TITLE & TRUST CO.

Dear Mr. Fletcher:

As the glorious season for good wishes is here, we are pleased to extend them to you and yours, and to count you as one of our friends.

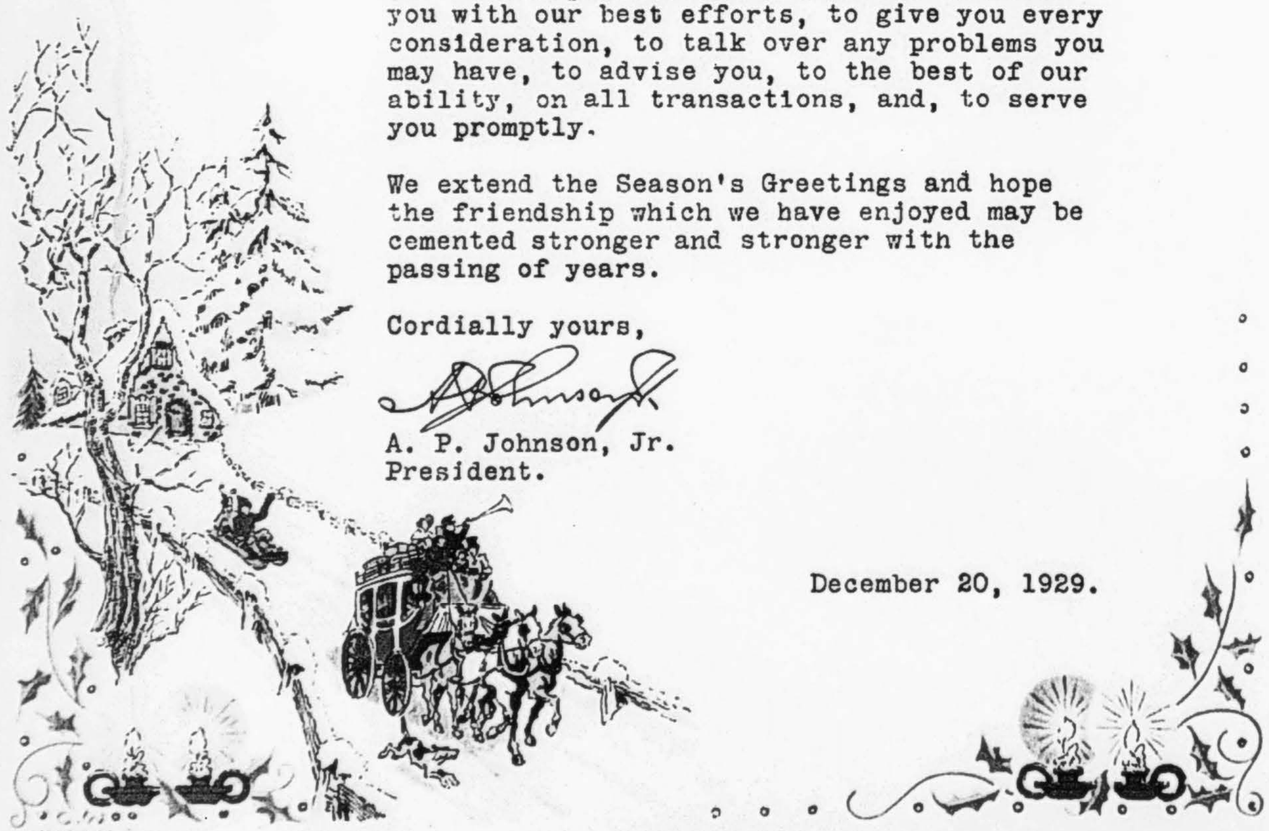
The past year has been one in which we endeavored to serve you to the best of our ability, to safeguard your interests at all times so that we may continue that friendship which we cherish.

Because it is but a short time until that great day of resolutions arrives, we take this opportunity to make one now; this particular promise is to continue to serve you with our best efforts, to give you every consideration, to talk over any problems you may have, to advise you, to the best of our ability, on all transactions, and, to serve you promptly.

We extend the Season's Greetings and hope the friendship which we have enjoyed may be cemented stronger and stronger with the passing of years.

Cordially yours,

A. P. Johnson, Jr.
President.



December 20, 1929.

December 21st, 1 9 2 9.

My dear A. P.:

Just a word to let you know that Mrs. Fletcher and I are thinking of you as Christmas and the New Year rolls around again.

We appreciate your friendship and good will. Life is short at best. We want friends and we want to be friends as well, so with that spirit among us all, certainly we will be the better for it this coming Year.

With all the Compliments of the Season, I am

Sincerely your friend,

Mr. A. P. Johnson, Jr.,
San Diego, California.

E
F
G
M
F.

December Twenty-third,
1 9 2 9

Mr. Ed Sears,
Southern Title & Trust Co.,
San Diego, Calif.

My dear Mr. Sears:

Enclosed find check as one token of my appreciation and esteem. Wishing you the Compliments of the Season, I am,

Sincerely yours,

EF:AK

December Twenty-third,
1 9 2 9

Southern Title & Trust Co.,
San Diego,
California.

Attention Mr. Ed. Sears:

Dear Mr. Sears:

Enclosed find deed which kindly record if in proper form.

I don't want to pay the cost of a certificate at this time but Mrs. McClure is liable to pass away any time and if this deed is recorded, if it is o.k. with the records, my owning all of this property now in my own name, why go ahead and record the deed and send me a bill for checking up on this.

Yours very truly,

EF:AK

Ed Fletcher Co.

We acknowledge receipt of the above mentioned deed.

Yours truly,

Ed A Sears

December Twenty-seventh,
1 9 2 9

Mr. A. P. Johnson, Jr.,
Southern Title & Trust Co.,
San Diego, Calif.

My dear Mr. Johnson:

I have heard that a large number of down-town business properties have sold for less than the appraised value made by the Tax Factors the last year.

Can you give me a list of ten or fifteen properties down town and the price at which they have been sold for?

Your name will not be quoted in any way. I will be able to check up on the Tax Factors values but I will appreciate your assistance in this matter and it will be treated confidentially.

Yours very truly,

EF:AK

SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

December 28, 1929

Mr. Ed Fletcher
1020 9th Street
San Diego, Calif.

My dear Mr. Fletcher:

Your letter of the 23rd inst. received, and I thank you for your courteous remembrance to me.

The deed enclosed was duly checked and filed for record. The bill will be presented to you for the recording fees only.

Again thanking you and wishing you a prosperous New Year, I remain,

Very truly yours

Ed A. Sears

Ed A. Sears
Vice President
& Title Officer

EAS:cv

Ed Fletcher Papers

1870-1955

MSS.81

Box: 26 Folder: 18

General Correspondence - Southern Title Guaranty Company (then Southern Title and Trust Company) - 1929