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Mandeville Department of Special Collections

RECORD OF MATERIALS REMOVED FROM THIS FILE

The materials described below have been removed from this file
and placed in a different file in this collection.

Collection # 1155 81

Box 66

Folder 22

Description of materials: CORRESPONDENCE RE DOANE VALLEY
DANA PALA & PALOMAR ST PARK (MARCH-JULY, 1930)

Removed to: CORRESPONDENCE FILES;
HYATT, E; DEWARS, P; COVINGTON, J H; RABER, W.F;
HENNING, A.E.; WEBB, U.S. & KRAUBER, L.M

Processor: C. McCURKAN Date of Removal: 15 MAR 91

TITLE INSURANCE AND TRUST COMPANY

TITLE INSURANCE BUILDING
433 SOUTH SPRING STREET

ESCROW INSTRUCTIONS

~~SAN FRANCISCO, CAL.~~ San Diego, Calif., 9/14/52

TITLE INSURANCE AND TRUST COMPANY:

I HEREWITH HAND YOU A deed

EXECUTED BY _____

TO State of California

OF Lot 49 of Azalea Park, San Diego County, California, as per map No. 1087
filed in the office of the county recorder of San Diego County, California.

WHICH YOU ARE AUTHORIZED TO DELIVER AND RECORD THROUGH ESCROW UPON THE ORDER OF Ed Fletcher

WITHOUT COLLECTION FOR MY ACCOUNT.

AS I HAVE RECEIVED FULL CONSIDERATION FOR TH 15 INSTRUMENT...OUTSIDE OF YOUR ESCROW.

No Internal Revenue Stamps required to be affixed to said deed, as
consideration therefor is less than \$100.00.

Received 9/17/52
Title Insurance and Trust Company

SIGNATURE X Ed Fletcher

TELEPHONE _____ ADDRESS _____

ESCROW INSTRUCTIONS

No. 1260081 - ACR

San Diego, Cal., Sept. 15, 1932

TITLE INSURANCE AND TRUST COMPANY:

We herewith hand you deed executed by MORSE CONSTRUCTION COMPANY, a corporation, to STATE OF CALIFORNIA

of an undivided one-half interest in and to that real property in County of San Diego, State of California, bounded and described as follows:

Lots One to Six, inclusive, Lot Seven except the North one hundred fifty feet of the East one hundred twenty feet of the West seven hundred eighty feet thereof; also Lots Twelve to Forty-seven, inclusive; also Lot Fifty; also Lots Fifty-two to Sixty, inclusive, all in Azalea Park, according to the Map thereof No. 1087, on file in the office of the Recorder of said San Diego County.

which you are authorized to deliver to Grantee or its representative upon the payment to you, on or before December 15, 1932 for account of the parties executing said instrument the sum of Five Thousand and no/100 Dollars (\$5,000.00) (payable by check of Title Insurance and Trust Company)

and from which you may pay all encumbrances on said property, except

All taxes for the fiscal year 1932-1933

Attach Internal Revenue Stamps to deed in the sum of Five and no/100 Dollars (\$5.00) charging my account.

All escrow charges and costs of policy of title insurance to be paid by grantee.

Time is declared to be of the essence of these instructions. If we have fully complied with these instructions and if you are unable to comply within the time specified, said instruments shall be returned to us on our written demand, but in the absence of such demand you will proceed to comply with these instructions as soon as possible thereafter.

Signature: MORSE CONSTRUCTION COMPANY

By [Signature] President

By [Signature] Secretary

1020 Ninth Ave., San Diego, California

Tel. Fr 6204



Received original of these instructions
Title Insurance and Trust Company
9/17/32
[Signature]

September 15, 1932

Title Insurance and Trust Company, Los Angeles, California.

Gentlemen:

No. 1260081 - ACR

Enclosed find deed and instructions, in duplicate, signed by the Morse Construction Company; also deed and escrow instructions, in duplicate of Kate Sessions re Lot 48 of Azalea Park; also deed and escrow instructions, in duplicate, from Mary W. Kraemer re portion of Lot 7.

Kindly sign one copy of each set of instructions and return to me.

The First National Trust & Savings Bank of San Diego will send you today similar instructions and deed.

This covers all of the Azalea Park property asked for by the State of California excepting two lots, one owned by Miss Alice Lee being Lot 51 and the R. C. Allen lot 49, which will be forwarded to you promptly. Miss Lee is in New York and the deed has been sent to her. Regarding the Allen lot we will have to get the signature of the heirs and a deed from the Bank of America covering this lot, and they will be forthcoming shortly.

Yours very truly,

Agent

EF:KLM

September 16, 1932

Title Insurance & Trust Company,
Los Angeles, California.

Gentlemen:

Order No. 1260081 ACR

Enclosed find deed to the State of California
with instructions in duplicate, covering Lot 49 of Azalea Park.

Please return one copy of the instructions
signed by you.

Yours very truly,

KLM

TRUST DEPT

1932 SEP 16 PM 3 21

TITLE INS. & TRUST CO.

TITLE INSURANCE AND TRUST COMPANY
Title Insurance Building
433 South Spring Street

ESCROW INSTRUCTIONS

San Diego, Calif., Sept. 22, 1932

TITLE INSURANCE AND TRUST COMPANY:

I herewith hand you deed
executed by Alice Lee, a single woman
to State of California
of Lot 48 of Azalea Park, San Diego County, California
as per Map thereof No. 1087 on file in the
office of the Recorder of said San Diego County,
California.

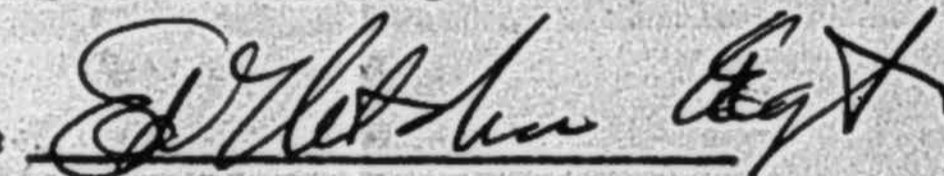
which you are authorized to deliver to grantee or its representative
upon payment to you, on or before December 15, 1932, for account of
the parties executing said instrument the sum of Sixty-five Dollars (\$65.00)
(payable by check of Title Insurance and Trust Company),

All escrow charges and cost of policy of title insurance to be paid
by grantee.

No Internal Revenue Stamps required to be affixed to said deed, as
consideration therefor is less than \$100.00.

Time is declared to be of the essence of these instructions. If I have
fully complied with these instructions and if you are unable to comply
within the time specified, said instruments shall be returned to me on my
written demand, but in the absence of such demand you will proceed to
comply with these instructions as soon as possible thereafter.

Signature



Ed Fletcher Co

Address: 1020 Ninth Ave.,
San Diego, California.

Received 9/22/32
Title Insurance and Trust Company
ACR

September 22, 1932

Title Insurance and Trust Company,
Los Angeles, California.

Gentlemen:

Enclosed find deed to the State of California,
executed by Alice Lee, with instructions in duplicate, covering
Lot 48 of Azalea Park.

Please return one copy of the instructions
signed by you.

This is the last deed needed in the Azalea Park
Escrow, No. 1260081 ACR

Yours sincerely,

EF:KLM

m5661

September 30, 1932

Title Insurance & Trust Company,
Los Angeles, California

Gentlemen:

Order No. 1260081 - ACR

The undersigned will each donate \$150.00
toward making up the \$1,000 of Mr. Graham's which donation has been
withdrawn, in order to complete the purchase of Palomar lands for
a State Park.

Yours truly,

October 10th, 1932

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

Order No. 1260081 ACR

Gentlemen:

From the money coming to us from the above
numbered order, please pay to Bank of California the sum of
\$3,000.00 and send a check for the balance, ie \$1850.00
to us at San Diego, California when the escrow is closed.

Yours truly,

MORSE CONSTRUCTION COMPANY

By _____ President
_____ Secretary

EF:KLM

October 28, 1932

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

Order No. 1260081 ACR

Gentlemen:

From the money coming to us from the above
numbered order, please pay to the San Diego Trust & Savings
Bank, the sum of Six Hundred Seventy-one and 56/100 Dollars
(\$671.36).

Yours truly,

MORSE CONSTRUCTION COMPANY

By _____ President

By _____ Secretary

EF:KLM

October 28, 1932

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

Order No. 1260081 ACR

Gentlemen:

From the money coming to us from the above
numbered order, please pay to the Bank of America, Main
Office, San Diego, California, the sum of Seven Hundred
Fifty and no/100 Dollars (\$750.00).

Yours truly,

MORSE CONSTRUCTION COMPANY

By _____ President

By _____ Secretary

EF:KLM

November 10, 1932

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

Order No. 1260081 ACR

Gentlemen:

Enclosed find deed Southern Title & Trust Company
to the State of California, drawn up by the Union Trust Company
of San Diego, to clear the title to the land in Azalea Park,
which deed is to be used in clearing the title to the properties
of the Morse Construction Company and First National Bank, if
the deal is consummated, otherwise to be returned.

Kindly acknowledge receipt.

Yours very truly,

EF:KLM

cc - Mr Renwick

Quitclaim deed to State of California, to
All of Azalea Park, according to map thereof No. 1087 filed
in the office of the County Recorder of San Diego County October 8, 1907

December Sixteenth
1 9 5 2

Title Insurance & Trust Company
Title Insurance Building
Los Angeles, California.

Escrow #1260081-ACR

Attention Mr. A. C. Rogers, Escrow Department

Dear Mr. Rogers:

I thank you for your kind letter of the 13th.

The petition to close all the streets and alleys was
officially prepared, and approved by the Secretary of the Board of
Supervisors and official action was taken last Monday, December 12th.

I asked Mr. James Forward to see you in relation to your suggestion
about their writing a certificate, irrespective. Will you please let me know
when the money is received from the state, also are there any orders or anything
to be cleaned up to pass title and close the escrow.

Christmas is at hand and we want this job finished by Christmas
if possible.

This letter will serve as an extension of time until January 1st,
1933 in which to close the escrow.

Yours very truly,

MORSE CONSTRUCTION COMPANY

By

EF:ASK

December 28, 1932.

Title Insurance & Trust Company,
Title Insurance Building,
Los Angeles, California.

Escrow No. 1260081-ACR

Attention Mr. Rogers, Escrow Department

My dear Mr. Rogers:

I thank you kindly for ringing me up.

Enclosed find official map of Azalea Park, as asked for.

Please write such a letter that I can show everybody that the Attorney General of California has insisted upon new deeds. As soon as you send down the deeds I will get them signed and return them.

It goes without saying that we would like to clean this up at the earliest possible minute, and appreciate what you are doing to help.

Wishing you the Compliments of the Season, I am

Yours sincerely,

EF:KLM

Title Insurance and Trust Company

FOUNDED 1893

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

CAPITAL AND SURPLUS \$14,000,000

TITLE INSURANCE BUILDING

LOS ANGELES

December 29, 1932.

BAKERSFIELD
1715 CHESTER AVENUE
SANTA BARBARA
14 EAST CARROLL STREET
SAN LUIS OBISPO
999 MONTEREY STREET

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

In re: Palomar Mountain Park and Azalea
Park Area.

Dear Colonel Fletcher:

In accordance with our telephone conversation of yesterday we have prepared new deeds to be executed by The First National Trust and Savings Bank of San Diego, Morse Construction Company, Mary W. Kraemer, Alice Lee, Kate Sessions and Bank of America National Trust & Savings Association.

In the opinion of the Union Title Insurance Company, and also in the opinion of this Company, the deeds heretofore executed were sufficient in form to convey to the State of California all interest of the grantors in and to streets, paths and avenues which are being vacated by the County of San Diego. However, the office of the Attorney General for the State insist that new deeds be executed which will cover not only the lots but the fee title to the center of any adjoining streets, and the fee title to any paths crossing any of the lots, together with all right, title and interest of the grantor in and to all streets, paths and avenues of Azalea Park.

The deeds which we are enclosing have been redrawn to conform with the requirements of the Attorney General. You will note the dates in these new deeds to be executed. These are the dates of the deeds as set forth in the various resolutions of acceptance passed by the Park Commission, and I wish to caution you to make sure that these dates are not changed, as that would necessitate the obtaining of new resolutions from the Park Commission.

Mrs. Gregory, secretary of the Park Board, inquires if the deed from the Bank of America National Trust & Savings Association is a contribution or gift to the State. This, of course, shows as a gift in our instructions, but if you could obtain a letter from them, and also from the Southern Title & Trust Company, to the effect that their respective deeds are intended as gifts to the State of California, and that no demands for consideration therefor are to be paid to the grantors, it would put us in a position to substantiate our statements that these conveyances are gifts if we were ever called upon to do so.

Mr. Ed Fletcher

--2--

December 29, 1932.

As I mentioned over the telephone there would be charges account of the Azalea Park matter in this escrow, together with internal revenue stamps. I am unable to give you the policy charge at this time, but will communicate with you by telephone tomorrow or Saturday morning, I feel sure. The escrow fee which we are making is \$25.00, and internal revenue stamps must be affixed to any deed of conveyance wherein the consideration is over \$100.00, at the rate of \$.50 for each \$500.00 of consideration.

This should be borne in mind in returning to us the deeds enclosed herewith, and we should be authorized relative to the policy charge, escrow fee and internal revenue stamps.

The deeds being delivered without collection of any consideration, and all those for which the consideration is less than \$100.00, require no revenue stamps.

We are indeed sorry to call upon you to obtain the execution of all these new deeds, and trust that you are in a position to have these executed and returned without any great inconvenience to you.

As I stated over the telephone the money is here and I can assure you that everything will be done at this office to facilitate an early closing of the escrow, and while it is to be regretted that the escrow could not be closed by Christmas, in order that the checks to the various grantors might be made to them as Christmas gifts, payment of the said demands shortly after the first of the year should at least brighten the beginning of what we hope to be a better and more prosperous New Year.

Yours very truly,



A. C. ROGERS,
Escrow Department.

ACR:RB

In reply please refer to
Escrow No. 1260081-ACR.

Dear Colonel -

I just realized that these deeds run to State of California and no Internal Revenue stamps are required, so disregard what I have said about stamps
ack

December 30, 1932.

Title Insurance & Trust Company,
Title Insurance Bldg.,
Los Angeles, California.

Attention Mr. A. C. Rogers Escrow No. 1260081

My dear Mr. Rogers:

Answering yours of the 29th, herewith find deeds as asked for, also letters from the Southern Trust & Title Company and Bank of America Trust & Savings Association, everything that you have asked for.

You will notice that the consideration in the Alice Lee deed has been changed to \$65.00 which is the actual amount.

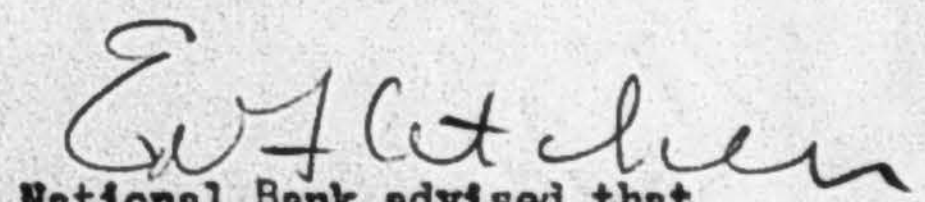
As soon as I hear from you by phone as to the total amount of the charges I will segregate them as to each party and the amount.

As January 3d is the dead line I hope on Wednesday the 4th of January that you can distribute this money so that I can leave on Thursday, the 5th, for a week's vacation.

Wishing you the Compliments of the Season, I am

Sincerely yours,

EF:KLM



P. S. Since writing the above the First National Bank advised that they will mail the deed to you direct, from Mr. Salmons and his wife, as they are deeding their one-half interest back to Salmons.

Title Insurance and Trust Company

FOUNDED 1893

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

CAPITAL AND SURPLUS \$14,000,000

TITLE INSURANCE BUILDING

LOS ANGELES

December 30, 1932.

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

TITLE INSURANCE AND TRUST COMPANY

TITLE INSURANCE BUILDING

ESCROW INSTRUCTIONS

Los Angeles, Cal., December 30, 1932.

TITLE INSURANCE AND TRUST COMPANY:

Out of the proceeds of the sale of the property being conveyed by the Morse Construction Company to the State of California you are authorized and instructed to pay to Southwestern Securities Company the sum of \$300.00, which amount represents money advanced by that Company to cover the \$300.00 contribution made by Morse Construction Company toward the purchase of Palomar Mountain Park Site Area, it being understood that payment to the Southwestern Securities Company of money advanced by them is payment in full of our contribution heretofore pledged.

Mr. Ed Fletcher
1020 Ninth Avenue
San Diego, California

In re: Our escrow - Palomar Mountain Park Site
and Azalea Park Site.

Dear Sir:

In writing our letter to you yesterday I failed to include supplemental escrow instructions to be signed by the Morse Construction Company and thereafter returned to our office. This has to do with the \$300.00 contribution, being the total of the contribution which we understand from your letter of September 30, 1932 is being paid by you and Mr. Salmons. You will note that these instructions provide that out of the proceeds of the sale by the Morse Construction Company we are authorized to pay to the Southwestern Securities Company the sum of \$300.00, to cover money advanced by that corporation, in payment of your contribution.

This situation arose due to the fact that the State required sometime ago that all contributions be forwarded to them before the bonds could be sold. This Company, or rather the Southwestern Securities Company, advanced the money rather than call upon all of the contributors to advance the money at that time, as we felt that it might create a hardship.

I believe these instructions are self-explanatory, and are simply to clarify our files so that no misunderstanding may later arise.

Yours very truly,

A. C. Rogers
A. C. ROGERS,
Escrow Department.

ACR:RB

In reply please refer to
Escrow No. 1260081-ACR.

MORSE CONSTRUCTION COMPANY

BY: _____

Signature _____

Phone _____

Address _____

December 31, 1932.

Title Insurance & Trust Company,
Title Insurance Bldg.,
Los Angeles, California.

Gentlemen:

Escrow - 1260081 ACR

Answering yours of December 30th, the original amount due us agreed on was \$5,000 each. This will be your Supplemental Escrow instructions whereby the undersigned each subscribes \$150.00, making the \$300.00, which money is to be paid to the Southwestern Securities Company, this being in full of our contribution heretofore pledged.

This will leave \$4850.00 coming to Morse Construction Company and \$4850.00 to Frank A. Salmons, less the deductions for expense for certificate of title and other incidentals, the amount and method of distribution of the costs to be agreed on.

Yours truly,

MORSE CONSTRUCTION COMPANY

By Ed Fletcher, President

By Willis H. Fletcher, Secretary

Frank A. Salmons

December 31, 1932.

Title Insurance & Trust Company,
Los Angeles, California.

Attention Mr. A. C. Rogers

Escrow 1260081

My dear Mr. Rogers:

Enclosed herewith find letter of instructions signed by Frank A. Salmons and the Morse Construction Company.

The agreement was that each of us was to stand \$150. If this does not check up with you in every way kindly telephone.

Can you make this distribution Wednesday, the 4th, so that I can get off on Thursday, the 5th, please.

Yours very truly,

EF:KLM

Fletcher Salmons Investment Company, a corporation.

a Corporation, having its principal place of business in the City of San Diego, County of San Diego, California, by virtue of a resolution authorizing the same passed at a meeting of its Directors, for and in consideration of the sum of Ten (\$10.00) ----- Dollars,

Does Hereby Grant to ~~Mary H. Bremer~~

All that Real Property Situated in ----- County of San Diego, State of California, bounded and described as follows:

The North One Hundred Fifty feet (150) of the East One Hundred Twenty (120) feet of the West Seven Hundred Eighty feet (780) of Lot Seven (7) of Azalea Park, as per map thereof Number 1087 filed October 8, 1907 in the office of the County Recorder of said County, more particularly described as follows, beginning at the South-east corner of Lot 8 of said tract, thence South 150 feet, thence East parallel with the North line of Lot 7, 120 feet, thence North at right angles 150 feet to North line of said lot 7, thence West along said line 120 feet to point of beginning.

This conveyance is made subject to the following conditions; any violation of which works a forfeiture of title to the property and the title reverts to the Grantors.

- 1st. No timber is to be cut on the property for commercial purposes.
- 2nd. No sale of intoxicating liquors to be allowed on the property.
- 3rd. Reservation is made for the right to divert any water from Tiger Lily Creek.

To Have and to Hold the above granted and described premises, unto the said Grantee her, heirs and assigns forever,

In Witness Whereof, said Corporation has caused this deed to be signed by its President and Secretary and its Corporate Seal to be affixed hereto, this

Twenty eighth day of July, 1908

FLETCHER SALMONS INVESTMENT COMPANY,

Frank W. Salmons
President.

Edith A. Salmons
Secretary.



State of California,
County of San Diego. } ss.

On this 28th day of July A. D. Nineteen Hundred
and Eight before me, E. Faith Shelhamer
a Notary Public, in and for said County, residing therein, duly commissioned
and sworn, personally appeared Frank A. Salmons
and Ed Fletcher,
known to me to be the President and Secretary of the Corporation that executed
the within instrument, 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 City of
San Diego, County of San Diego, State of California,
the day and year in this certificate first above written.

E. Faith Shelhamer

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

249815
Miss Ed Fletcher
GRANT DEED

CORPORATION

53164

TO

Fletcher Salmons Ins. Co

Dated 190

RECORDED

NOV 14 1932

47 MIN. 9 A.M.
PAST

IN BOOK 171
AT PAGE 330
OF OFFICIAL RECORDS,
SAN DIEGO CO., CAL.

Union Title Insurance Co.
Recorded At Request Of
Grantor
Owner
Mortgagee
Mortgagor
Assignee
Lessee
Attorney
Sheriff
Claimant
Vendee

Omberg County Recorder 1.00
By Deputy [Signature] 6

I certify that I have correctly transcribed
this document in above mentioned book.
PTVOT

Copy at County Recorder's Office, S. D. County, Calif.

FOR SALE BY

PUTNAM FIELD

COMPAR Printer

26-11th Street opposite Plaza

DEPUTY COUNTY RECORDER

January 5, 1933

Title Insurance & Trust Company,
Title Insurance Building,
Los Angeles, California.

Attention Mr. A. C. Rogers

Order No. 1260081

Gentlemen:

Referring to our order of October 10, 1932, to pay the Bank of California the sum of \$3,000.00, these instructions are hereby cancelled.

You will, however, pay the San Diego Trust & Savings Bank \$671.36 as per our instructions of October 28, 1932, and pay the Bank of America the sum of \$750.00 as per our order of October 28, 1932.

Regarding escrow charges, which I understand are between \$160 and \$170.00, providing the Union Title & Trust Company does not reduce its charges, you will please charge Mrs. Mary Kraemer \$15.00 for her proportionate cost of policy of title insurance and escrow charge; the balance is to be paid equally by the First National Trust & Savings Bank of San Diego, for the account of Frank A. Salmons, as per the bank's instructions to you, and the other half to be charged to the Morse Construction Company and deducted from money coming to said Morse Construction Company.

You will please mail a check for the entire balance to the Morse Construction Company, at San Diego, California.

The Morse Construction Company owes the Bank of California nothing. It was planned to put the money there on deposit but we have changed our plans and will open up a new account there later.

We are hoping that this matter can all be adjusted and the check mailed to us at the latest Thursday, January 5th.

Is there anything I can do to expedite matters?

Yours sincerely,
MORSE CONSTRUCTION COMPANY

EF:KLM

By

P. S. We have agreed with the Union Title & Insurance Company of San Diego, thru Mr. McNulty that the charges for the policy will be \$68.50 instead of \$98.50 which they billed you.

January 5, 1933.

Title Insurance & Trust Company,
Title Insurance Building,
Los Angeles, California.

Attention Mr. A. C. Rogers

Order No. 1260081

Please pay to John P. Mills Organization, Inc., the sum of \$250.00 from money coming to us in above order and deduct same from the money coming to the Morse Construction Company as per instructions of Jan. 5, 1933.

Yours very truly,

MORSE CONSTRUCTION COMPANY

By _____ President

By _____ Secretary

Ed Fletcher Papers

1870-1955

MSS.81

Box: 66 Folder: 24

**Business Records - Land Companies - Miscellaneous land,
with various Ed Fletcher companies - Azalea Park, Palomar**



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