

January 11, 1916.

Mrs Willemina Cavins,
2964 Hawthorn
San Diego, Calif.

My dear Mrs Cavens:

Mrs William Ziegler, who bought the 160 acres of land out of the Poway tract, has been paying a small amount from time to time, according to contract, but she will not pay any more until she can get a deed and give back a mortgage, as is according to the contract, I believe. We cannot give a clear title until the \$17,000. mortgage - which Mr. Bradley assumed - has been paid off so she has agreed to keep up the interest until such time as Mr. Bradley clears the title to the Ziegler tract. I told her this would be satisfactory to me, and I thought it would be to the other parties in interest. If you have any objection to this arrangement please let me know. The deeds will probably be filed on Wednesday whereby I acquire Mr. Grier's interest in both the Bernardo Rancho and the Los Angeles property.

Yours very truly,

EF:B

January 22, 1916.

Mrs J. M. Cavins,
2964 Hawthorne St.,
San Diego, Calif.

My dear Mrs. Cavins:

Enclosed herewith find certificate No. 284067, of the Title Guarantee & Trust Co., in the matter of Lot 37, Block "B", Entwistle Tract, Los Angeles, showing delinquencies. My suggestion is that you send the money to the Title Guarantee and Trust Co., for the delinquencies and ask them to bring down a certificate of title showing same as having been paid. It will only cost \$5.00 at the most to show same as having been paid, and you can either keep the certificate or return it to this office, just as you prefer.

Mr. Merrill and I are satisfied with any expense you go to in the matter of maintaining the house, the understanding being that you are to keep up all the taxes until an adjustment is made of our accounts.

Regarding the Poway Land & Development Co. money, amounting to \$271.25, which is in the Merchants National Bank, will say that the report and statement of Mr. Hencil, as I understand it, never was acted on or agreed to by us, as a correct accounting. No recognition of that report has ever been made, as far as my books are concerned, and until a settlement is made, unquestionably, the \$271.25 belongs to the Bernardo Account. We are certainly not going to charge the Cavins Estate with \$271.25, and then refuse to give them the money.

As the account stands today, the Cavins Estate has an undivided 1/4 interest in the \$271.25; Mr. Merrill has 1/4 interest, and the Foster-Grier interest, which we now hold, 1/2 interest, and this amount has been placed to the credit of the Bernardo Rancho for the benefit of the three of us, as stated above.

Yours very truly,

F-S

December 27, 1916.

Mrs. Wilhelmina Cavins,
Executrix of the last Will and Testament
of John M. Cavins, Deceased.

San Diego, Calif.

My dear Mrs. Cavins:

I hereby make an offer of Twenty-Five Thousand Dollars (\$25,000.00) for a good and sufficient grant deed to your equity in the Xarriessa Hill portion of the Bernardo Rancho, the property to be free and clear of encumbrance, excepting a mortgage of \$60,000, one-fourth of which (\$15,000) I agree to assume, leaving a balance of \$10,000 which I am to pay on the basis of \$2500 down; \$2500 in six months from date of the execution of the deed; and \$5000 one year from the date of execution of the deed; deferred payments to bear interest at six per cent (6%) per annum.

It is understood that you are to hold the check for \$2500 herewith enclosed unless said bid is accepted by the court, and a condition of this bid is that the deal is to be consummated or the check returned within ninety days from date.

Very sincerely yours,

F-S

*Accepted by
H. Secoy*

Ed Fletcher Papers

1870-1955

MSS.81

Box: 4 Folder: 29

General Correspondence - Cavins, Mrs. Wilhemina



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