



SOUTHERN TITLE & TRUST COMPANY

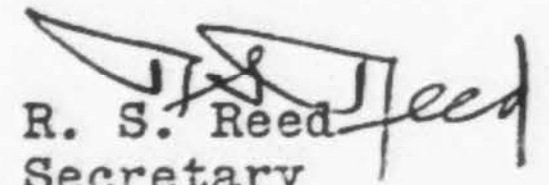
SAN DIEGO, CALIFORNIA

January 4, 1929

Mr. Ed. Fletcher,
1020
920 Eighth St.,
San Diego, Calif.

Dear Sir:

The annual meeting of the Stockholders of the Southern Title & Trust Company will be held at the office of said Company, #940 Third Street, San Diego, California, on January 15, 1929 at the hour of four-thirty o'clock P.M., the purpose of said meeting being to elect the Directors of the Company for the ensuing year and to transact such other business as may come before the Stockholders.


R. S. Reed
Secretary

RSR:AS

January 5th,
19 29

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

My dear A. P. :

Enclosed find proxies in case I do not attend
the meeting.

Yours truly,

EF:AK
Encl. 2

1401-50-6

January 8, 1929.

Southern Title & Trust Company,
San Diego, California.

83386

Attention Mr. Sears

Gentlemen:

Enclosed find Certificate No. 76723.
Madan Terrasa Carrano Tagliepietra is dead. Her
estate has been probated, and enclosed herewith find
deed from the Executor to me.

Is it in proper form? If so, record it.

Also will you prepare a deed for my wife
and me to sign to the County of San Diego covering the
right of way as shown in your certificate under Note No. 1.
I want that recorded and then the certificate of title
brought down showing the property in my name subject to
the easement for road purposes to the County of San Diego
as having been recorded. If you will please prepare
the necessary deed to the county for my signature, I will
execute it.

the new one

Let me know what the cost of the continuation of
the certificate of title is, showing the property in my name
subject to the above. The liability in the continuation
to be \$2500.00.

Yours very truly,

E. Fletcher

EF:KIM

Mr. Ed Fletcher:

We acknowledge receipt of certificate of title
No. 76723 also grant deed as mentioned above.
SOUTHERN TITLE & TRUST COMPANY

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SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

January 10, 1929

Mr. Ed Fletcher
920 Eighth Street
San Diego, California

Dear Sir:

You sent your proxy to Mr. A. P. Johnson, Jr., but
as he has been called to San Francisco on account
of the very serious illness of his mother, I wonder
if you would make a substitution.

We will appreciate receiving these by return mail,
as the meeting is to be held Tuesday, January 15.

Yours very truly,

Edwin Johnson
Edwin Johnson
Vice President

EJ/mmc

Edwin Johnson

*Kathryn
Brown*

January 15, 1929.

Southern Title & Trust Company,
San Diego, California.

Gentlemen:

Please issue certificate of title covering Lots 453 and 454 of Grossmont Park Subdivision No. 3 as per Map No. 1528 showing free and clear in the name of Grossmont Park Company 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.

The liability to be \$2100.00.

We would appreciate receiving this certificate as soon as possible as it is a cash sale as soon as we get the certificate.

Yours very truly,

KLM

85686

January 15, 1929.

Southern Title & Trust Company,
San Diego, California.

Gentlemen:

Will you please issue a certificate covering the following described property showing same free and clear in the name of Ed and Mary C. B. Fletcher, husband and wife, and Margaret Alter McClure a widow, excepting taxes due but not delinquent and subject to any easements and rights of way heretofore granted of record and subject to being within the boundaries of the Santa Fe Irrigation District.

The liability to be 4450.00.

Yours very truly,

BF:KLM

Description:

All of Block Sx (6) of Keeney's Marine View Gardens, as shown on Map No. 1774, filed in the office of the County Recorder of said San Diego County, State of California, save and except that portion thereof bounded and described as follows:

Beginning at the Southeast corner of said Bl. 6, th. along the Easterly boundary of said Block 6, N. 5°31' West 25.10 feet; th. along a curve, concave to the East 92.61 feet; th. N. 47°33' East 216.73 feet; th. along a curve concave to the West, 125.14 feet to the true point of beginning; th. No. 0° 15' East 289.48 feet to the beginning of a curve, concave to the South; th. along said curve, 54.31 feet; th. South 55° 59' West 52.98 feet to the beginning of a curve concave to the North; th. along said curve 255.62 feet; th. North 87° 26' West 165.35 feet; th. South 55° 07' East 220.0 feet; th. North 86° 10' East 300.0 feet to the true point of beginning.

January 18, 1929.

Southern Title & Trust Company,
San Diego, California.

Gentlemen: Order 85596
 Attention Mr. Sears

We have sold Lot 130 to Mrs. Elizabeth M. Robinson, together with Lots 536, 537 and the balance of Lot 551 of Grossmont Park Subdivision No. 3, and would like one Certificate of Title covering all of this property.

Lot 130 has been deeded to Grossmont Park Company by Ed and Mary C. B. Fletcher and deed has been placed of record, putting the title to all of the land in Grossmont Park Company.

The total liability of the above described property to be \$ 6500.00.

The Estate of Teresa Carrero Tagliopiatra is to pay for a certificate of title in their own name with a liability of \$2,000. Will you please in billing us for this certificate pro-rate the charge so I can collect from the Administrator the charges on Lot 130.

Please show the above property 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 easements and rights of way of record, and subject to taxes due but not delinquent.

We understood you to say that under the circumstances the certificate will have to show in the name of the new owner, Mrs. Robinson, which will be satisfactory.

Yours very truly,

KLM

January 22, 1929.

Southern Title & Trust Company,
San Diego, California.

Gentlemen:

Please issue certificate of title covering Lot 70 in Pine Hills, with a liability of \$500.00, showing free and clear in the name of Ed and Mary C. B. Fletcher, excepting taxes due but not delinquent, and subject to easements heretofore granted of record.

Yours very truly,

KLM

Ed ?
M.C.B. ?



SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

January 23, 1929

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

Gentlemen: Re: Our Order No. 85799

We wish to acknowledge receipt of your letter of January 22, requesting our Guarantee of title covering Lot 70 in Pine Hills, with a liability of \$500.00, showing free and clear in name of Ed and Mary C.B. Fletcher, excepting taxes due but not delinquent, and subject to easements heretofore granted of record.

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

Yours very truly,

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

MB

Katherine E. Morris

January 23rd,

1 9 2 9

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

85804

Gentlemen:

Enclosed find certificate of title No. 85686 covering Lots 453-454, Grossmont Park Subdivision No. 3 and deed from the Grossmont Park Company to Katherine E. Morris for the same property.

Will you please record the deed and have the certificate of title brought down in the name of Katherine E. Morris and when completed send her the deed, certificate of title and bill for your services to Box 185, La Mesa, California.

Sincerely yours,

EFjr:AK

Mr. Ed Fletcher, Jr.

We acknowledge receipt of the above mentioned instruments and will comply with your requests.

Yours truly,
SOUTHERN TITLE & TRUST COMPANY

A. T. Crane



SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

January 23, 1929

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

Gentlemen: Re: Our Order No. 85688-EAS

We have completed our examination of the title to the property listed under the above numbered order, and find same to be vested in -

Benjamin D. Bond,
Caroline S. Bond,
and
Annie B. Storey,
an undivided one-third interest each,
by deed to them dated July 26, 1927.

Free from all encumbrances except:

1. Second installment of the County taxes for the fiscal year 1928-29, now due and payable.
2. An easement and right of way over the premises hereinafter described, for the purpose of laying, constructing, maintaining and using water pipe line, as granted to the San Dieguito Mutual Water Company, a corporation, by Ida Gundrum, by deed dated October 19, 1917 and recorded October 30, 1917 in Book 745, page 51 of Deeds.
3. An agreement to allow the cross-arms of poles or other similar structures, placed along the right of way of all highways to overhang the abutting property, as endorsed on Map No. 1774 hereinafter mentioned.
4. All rights of way reserved for water mains and pipes, together with the right of ingress and egress from said water mains, for the purpose of inspecting, repairing and relaying the same over the hereinafter described premises as reserved on the Map hereinafter referred to and granted by W.F. McClure, et al, to Santa Fe Irrigation District

#85688-EAS
1-23-29
2.

by deed dated April 7, 1925 and recorded April 23, 1925 in Book 1073, page 397 of Deeds, records of San Diego County.

5. Forfeiture of title upon violation of the conditions and restrictions as to race, buildings, etc., as contained in the deed from Ed Fletcher and Mary C. B. Fletcher, husband and wife, and Margaret Alter McClure, a widow, to Benjamin D. Bond, Caroline S. Bond and Annie B. Storey, dated July 26, 1927 and recorded September 7, 1927 in Book 1350, page 395 of Deeds.

6. A right of way across the hereinafter described premises for the installation and maintenance of sewer, water and gas mains, poles and wires for the conveyance of electricity, with the right of ingress and egress for the maintenance and operation thereof, which said reservation shall inure to the benefit of the grantor and any public utility corporation, whether private or municipal, as granted by deed from Ed Fletcher and Mary C. B. Fletcher, husband and wife, and Margaret Alter McClure, a widow, to Benjamin D. Bond, Caroline S. Bond and Annie B. Storey, dated July 26, 1927 and recorded September 7, 1927 in Book 1350, page 395 of Deeds.

Description

All that portion of Block 6 of Keeney's Marine View Gardens, in the County of San Diego, State of California, according to the Map thereof No. 1774, filed in the office of the Recorder of said San Diego County December 31, 1923, bounded and described as follows: Beginning at the Southeast corner of said Block 6; thence along the Easterly boundary of said Block 6, North 5°31' West 25.10 feet; thence along a curve concave to the East 92.61 feet; thence North 47°33' East 216.73 feet; thence along a curve concave to the West 125.14 feet to the true point of beginning; thence North 0°15' East 289.48 feet to the beginning of a curve concave to the South; thence along said curve 34.51 feet; thence South 33°59' West 32.98 feet to the beginning of a curve concave to the North; thence along said curve 255.62 feet; thence North 87°26'

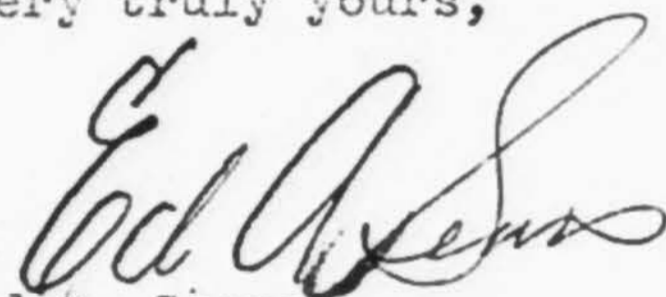
#85688-EAS
1-23-29
3.

West 163.35 feet; thence South 33°07' East
220.0 feet; thence North 86°10' East 300.0 feet
to the true point of beginning.

NOTE: This property lies within the limits of the
Santa Fe Irrigation District, and this report
does not include an examination of, or a report on, any
taxes, assessments or bonded indebtedness, levied or
incurred by said Irrigation District.

We are holding this order open awaiting further instruc-
tions from you.

Very truly yours,



Ed A. Sears,
Title Officer.

EAS:cv

January 24, 1929.

Southern Title & Trust Company,
San Diego, California.

Gentlemen: Order No. 85799

Further in reference to
the above order, the new owner, Mr. C. Arnholt Smith,
desires the certificate held open until he gets his
deed and can have it continued in his name. Please
do not close the order until further instructions.

Yours very truly,

KLM



SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

January 29, 1929

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

Gentlemen: Re: Our Order No. 85799-EAS

We have completed our examination of the title to the property listed under the above numbered order and find same to be vested in -

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

Free from all encumbrances except the second installment of the County taxes for the fiscal year 1928-29, now due and payable.

Description

Lot 70 of Pine Hills, in the County of San Diego, State of California, according to the Map thereof No. 1393, filed in the office of the Recorder of said San Diego County June 10, 1912.

Awaiting your deed to the new owner, and your further instructions, we are,

Very truly yours,

Ed A. Sears,
Title Officer.

570-90 47 of 157
Due 12th.
45293-25-169
EAS:cv

January 30, 1929.

Southern Title & Trust Company,
San Diego, California.

Gentlemen:

Order No. 85687-EAS

We are enclosing herewith deed from Pine Hills Association to Berton W. Sibley and Dorothy W. Sibley covering Lot 198 of Pine Hills.

Please record this deed and continue the certificate of title in the name of the new owner, making a separate bill for this service.

We are today paying the second half of the state and county taxes on this lot, so you may eliminate this encumbrance from the certificate.

Kindly acknowledge receipt of said deed.

Yours very truly,

KLM

Mr. Ed Fletcher:

We acknowledge receipt of said deed and instructions as above stated.

Ed A. Sears

January 31, 1929.

Southern Title & Trust Company,
San Diego, California.

Order No. 85799 -EAS

Gentlemen:

Referring to your above order, the records at the court house show that the state and county taxes were paid in full covering lot 70 of Pine Hills, Bill No. 45293, Book 25, Page 169. Please eliminate the encumbrance of second half of County taxes for 1928-29. Deed to new owner will be sent you within a few days, for closing the certificate.
Yours very truly,

KLM

10

February 5, 1929.

Paid 6⁰⁰ 2/12/29

Southern Title & Trust Company,
San Diego, California.

Gentlemen:

Will you please issue certificate of title covering Lot 9, Block 62 of Encinitas, California, showing free and clear in the name of Ed and Mary C. B. Fletcher, with a liability of \$700.00, subject, however, to any 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.

When you can do this, you may record the deed enclosed herewith, from Ed and Mary C. B. Fletcher to F. L. Cunningham and continue the certificate in his name. Please make a separate bill for new owner fee and recording his deed, as he will pay this.

*Received
deed to be
made to
Cunningham
from
Fletcher*

Yours very truly,

KLM

Mr. Ed Fletcher:

We acknowledge receipt of the instrument given above and enclosed deed.

SOUTHERN TITLE & TRUST COMPANY
H. A. Sherman

86018

February 5th,
1929

Trust No. 1330

Southern Title and Trust Company
San Diego, California.

Gentlemen:

Please notify Mr. L. J. Turner that he is delinquent
and if a payment is not made for delinquencies
by the twelfth of February 1929 you are authorized
to cancel said trust and deed said property to us.

Yours truly,

February 7, 1929.

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

My dear Mr. Sears:

Enclosed herewith
find quitclaim deed from the Bank of Italy to Ed Fletcher
and Mary C. B. Fletcher covering "all that portion of
the West Half of the Southwest Quarter of Section 12,
Township 15 South, Range 3 East, lying within Pine Hills,
according to the Map thereof No. 1393 filed in the
office of the County Recorder of San Diego County,
June 10, 1912"; also

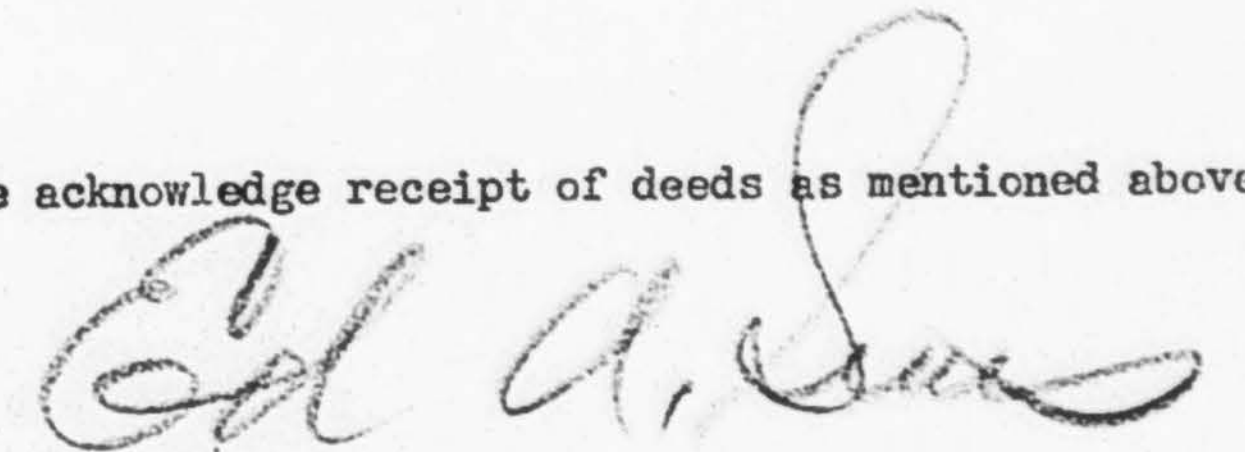
Quitclaim deed from
Ed Fletcher and Mary C. B. Fletcher to Pine Hills
Association, covering "Lot 193 of Pine Hills, according
to Map thereof .

This will enable you to
clear the title on Lot 193.

Yours very truly,

KIM
P. S.

Mr. Fletcher: We acknowledge receipt of deeds as mentioned above.



5th Feb. 6th 1929
Received from Ed Fletcher \$
Quitclaim deed from _____ Dollars.
Grossmont Park Co to Ed & Mary
C B Fletcher re Lullum property
Ed A. Sears

February 9, 1929.

Re: Ludlum land

Southern Title & Trust Company,
San Diego, California.

Gentlemen:

Mr. Sears
Re: Order 33014

Confirming telephone
conversation I am enclosing checks totalling \$54.60
being attorney's fees for opening the Ludlum Estate.

Yours very truly,

KIM

\$25.00 So Title
26.90 Chas L. Conner

February 14, 1929.

Order: 33353

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

My dear Mr. Sears:

Is this matter still in abeyance
or shall we close our files?

Yours very truly,

ED FLETCHER COMPANY

KIM



SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

February 16, 1929.

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

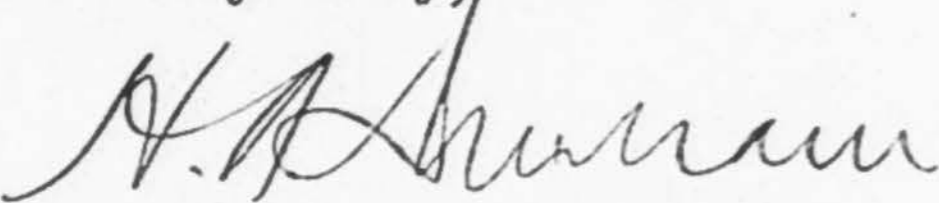
Order No. 83855-HAD

Dear Sir:

We are in receipt of your letter of the 14th instant addressed to Mr. Sears, and in reply have to say that this escrow was cancelled indefinitely, and the matter can be cleared from your files.

If the parties should at some future date decide to proceed with it, we will notify you again.

Yours very truly,



H. A. Durham
Escrow Officer.

HAD/fb

February 16th, 1929.

Attention Mr. R. C. Reed:

Southern Title & Trust Company
San Diego, California.

Dear Mr. Reed:—

Will you look up the records and see if I have a grant deed to Lots 4 and 5, Block 18, Encinitas Townsite?

If not, what kind of a title have I?

Yours very truly,

RF:GMF

February 19th,
1 9 2 9

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

My dear Sears:

I have just been informed that somebody has executed a deal that clouds the title to the property on the ocean front in Agua Hedionda from the railroad to the ocean - the Old Kelley Ranch.

We had some trouble some time ago because someone was trying to squat on it and it went to the Land Office in Washington and they threw him out bodily.

Will you look this wild deed up and see ~~is~~ whom it is.

I understand the name of the record owner is Anna B. Taylor. Just give the books the once over and give me a record of the book and page and the name of the grantor and grantee and what it is all about and what they are trying to cover and greatly oblige.

This affects both the Southwest Coast Land Company property and the San Diego County Water Company property.

Sincerely yours,

EF:AK

February 20th, 1 9 2 9.

Mr. Rollin S. Reed
Southern Title & Trust Company
San Diego, California.

My dear Reed:

Can you locate this property for me and give me a general idea where it is?

Yours very truly,

RF:GMF



SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

February 20, 1929

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

Friend Fletcher:

In reply to your letter of the 19th inst., relative to deeds filed of record in favor of Anna B. Naylor covering a strip of land in Rancho Agua Hedionda, will state that these deeds seem to have come from heirs of Estudillo and Marron. Estudillo and Marron owned this property in 1858, subsequently deeding out. If Marron and Estudillo got the full ranch by patent, they got the strip just the same, so there can be no contention; it is simply a matter of hold-up. If the patent conveyed to the mean high tide line when it was issued, then it conveyed to the mean high tide at the time when Estudillo and Marron deeded out. So these deeds are the "bunk".

In taking up the matter with A.J. Brier relative to the strip of land in Brier Tract between certain lots and the highway, will state that Mr. Brier today has written to me that he will not execute a deed as Trustee nor enter into any Court proceedings. His letters indicate that he is a crank, as I have written him some three or four letters trying to explain what we would like to have him do. However, the Bank is willing for you to proceed to appoint two trustees to take the place of the two who have died. If that is done then you can have a deed executed by the two new trustees and file suit against A.J. Brier, the old surviving trustee, and acquire title. This is the only way it can be done.

Very truly yours,

Ed A. Sears.
Title Officer.

EAS:cv

SOUTHERN TITLE & TRUST COMPANY

San Diego, California.

February 20, 1929

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

Friend Fletcher:

In reply to your letter of the 19th inst., relative to deeds filed of record in favor of Anna B. Naylor covering a strip of land in Rancho Agua Hedionda, will state that these deeds seem to have come from heirs of Estudillo and Marron. Estudillo and Marron owned this property in 1858, subsequently deeding out. If Marron and Estudillo got the full ranch by patent, they got the strip just the same, so there can be no contention; it is simply a matter of hold-up. If the patent conveyed to the mean high tide line when it was issued, then it conveyed to the mean high tide at the time when Estudillo and Marron deeded out. So these deeds are the "bunk".

Very truly yours,

ED. A. SEARS (signed)

Title Officer

EAS:cv

February 21st, 1929.

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

My dear Ed:—

Answering yours of February 20th, I appreciate the hard work you have done in this Brier matter.

If it is absolutely necessary to clear title in this way, go ahead and have two trustees appointed, take full charge of the work, get the darn thing done and send me bill for it, but don't let me be bothered again. What's the use of having a friend if you don't work him?

Thanks for your information.

Yours very truly,

EF:UMF



SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

Feb. 22, 1929

Ed Fletcher
1020 Ninth St.
San Diego, Calif.

Dear Col. Fletcher:

We are in receipt of your favor of Feb. 20, enclosing communication from Mrs. James F. Ray, concerning the valuation and sale of her Linda Vista Mesa property.

As nearly as can be determined from checking the records—

Lots 2 and 3 of H.L. Barrow's Subdivision of
a portion of Section 9, Township 15 south,
Range 3 West,

appears to be assessed for taxes in the name of
E. Jane Ray, although our lot books show that all of —

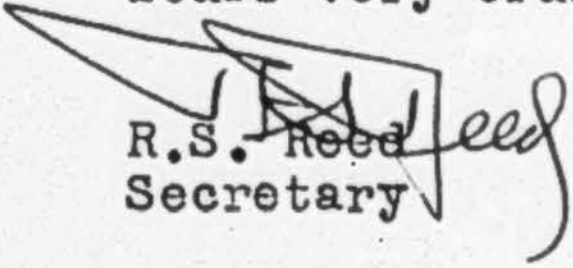
Lots 2, 3 and 6 to 11 inclusive and 14 to 17
inclusive of said H.L. Barrow's Subdivision

appears to stand of record in the name of E. Jane Sturgeon
(probably since married to Ray).

You are probably familiar with Section 9, Township 15 south,
Range 3 West, as it is on the Linda Vista Mesa, and the
lots in this subdivision are approximately ten acres each
in size.

Trusting this information will prove satisfactory, we
remain

Yours very truly,


R.S. Reed
Secretary

RSR:as

February 25, 1929.

Southern Title & Trust Company,
San Diego, California.

Order No. 35733

Gentlemen:

We have delivered to Mr. C.
Arnolt Smith grant deed covering Lot 70 of Pine Hills
which he is going to record. When this deed has been
put on record, will you please continue the certificate
of title in his name and close the order.

Yours very truly,

RM



SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

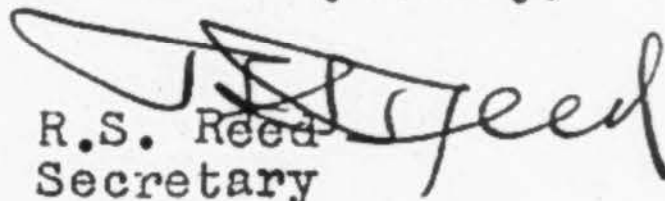
March 5, 1929

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,
March 8, 1929 at the hour of 12 o'clock, noon.

Yours very truly,


R.S. Reed
Secretary

RSR:as

March 6, 1929.

Southern Title & Trust Company,
San Diego, California.

86479

Gentlemen:

Will you please issue certificate of title in the name of Morse Construction Company showing the following described property free and clear of encumbrances, excepting that it is within the boundaries of the San Dieguito Irrigation District, excepting taxes due but not delinquent and subject to any easements of record heretofore granted.

The liability to be \$4100.00.

When you are able to do this you may record the enclosed deed from Morse Construction Company to Dorothy E. Brown, and continue the certificate in her name.

DESCRIPTION

All of Lot Seven (7), Block Three (3), Avocado Acres as shown on Map No. 1792 records of San Diego County, California, excepting therefrom the following described portion: Beginning at the northwesterly corner of said Lot Seven (7), thence southerly along the westerly line of said Lot Seven (7) forty eight (48) feet; thence easterly parallel with the northerly line of said Lot 7 to a point in the easterly line of said Lot 7; thence northerly along the easterly line of said Lot 7 to the northwesterly corner of said lot; thence westerly along the northerly line of said lot to point of beginning.

Yours very truly,

Ed Fletcher Pres.

EF:KEM

Morse Construction Co:

We acknowledge herewith receipt of above mentioned deed.

MAR 7 1929 SOUTHERN TITLE & TRUST COMPANY

A. Crane

March 8, 1929.

Southern Title & Trust Company,
San Diego, California.

Gentlemen:

Will you please issue certificate of title covering Lot Twenty (20), Block "M" of Avocado Acres No. 7, San Diego County, California, as per Map No. 2138 on file in the office of the County Recorder, to show free and clear in the name of Morse Construction Company, excepting taxes due but not delinquent, subject to any easements and rights of way of record, and subject to being within the boundaries of the San Dieguito Irrigation District.

The liability to \$500.

Yours very truly,

KEM



SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

March 9, 1929

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

Gentlemen: Re: Our Order No.86529

We wish to acknowledge receipt of your letter of March 8th, requesting our Guarantee of Title to Lot 20 in Block "M" of Abocado Acres No.7.

Your order has been listed under the above number. Liability to be \$500.00.

Thanking you, we are,

Yours very truly,

A. T. Crane
Order Department

MB



SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

March 9, 1929

Colonel Ed Fletcher,
% Cuyamaca Water Co.,
San Diego, Calif.

In re Trust #1330.

Dear Sir:

With reference to correspondence exchanged in regard to the foreclosure under our Trust known as "Lake Cuyamaca Resort", Trust No. 1593, and with reference to the writer's conversation with you to the effect that we could not file notice of default until we were advised the exact amount of principal and interest due, if any,

Mr. Turner and his associates called to see me this morning and showed me a certified copy of the Minutes of the Board of Directors of the Lake Cuyamaca Resort whereby they have levied an assessment of ten percent. on the Corporate stock as of March 9th.

This information is furnished you with the idea of keeping you informed as to what they contemplate doing. However, the writer will call and see you further to the matter on Monday.

Yours very truly,

F. H. Tomkins,
Vice President
& Trust Officer.

FHT
ohks

done 2/1/29

March Fourteenth,
1 9 2 9

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

My dear Sears:

Please tell Judge Sloane what is necessary to bring that quiet title suit against the world to clear the title to the Kelley land against the wild deeds of Walker and Marrone up the coast.

What I want to know is what it will cost to bring this suit including all the property.

Yours truly,

EF:AE

6117.97

March 15, 1929.

Southern Title & Trust Company,
San Diego, California.

Attention Mr. F. H. Tompkins

Gentlemen:

Referring to your recent request, the amount due by Lake Cuyamaca Resort on February 1st, 1929 which has not been paid is as follows:

Balance due from August 1st, 1928 payment of \$3,000	-----	4.97
Payment due February 1st, 1929, principal	----	3000.00
Interest from August 1st, 1928 to Feb. 1st, 1929		<u>239.92</u>
Total amount due February 1st, and now delinquent		3244.89
		3244.89

Yours very truly,

KLM

Notice of default sent 3/21/29 - 30 days -

March 18, 1929.

Southern Title & Trust Company,
San Diego, California.

Gentlemen:

Please issue certificate of title covering Lot 11, Block 16 (Sixteen) of Solana Beach, with a liability of \$1350.00, showing free and clear in the name of Ed and Mary C. B. Fletcher, subject, however, to any taxes due but not delinquent and subject to any easements heretofore granted of record and to being within the boundaries of the Santa Fe Irrigation District.

Yours very truly,

KLM



SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

March 19, 1929

Ed Fletcher Company
1020 Ninth Street
San Diego, Calif.

Gentlemen: Re: Our Order No. 86724

We wish to acknowledge receipt of your letter of March 18th, requesting Guarantee of Title to Lot 11, Block 16 of Solana Beach, with a liability of \$1350.00.

This company now issues Policies of Title Insurance only, so we have listed your order as for an Owner's Policy, under the above order number.

We thank you and assure you of our immediate attention to this matter.

Yours very truly,

A handwritten signature in cursive script, appearing to read 'A. T. Crane'.

A. T. Crane
Order Department

MB

March 19th, 1929.

Mr. R. S. Reed
Southern Title & Trust Company
San Diego, California.

My dear Reed:

This will introduce my friends, Messrs. Farnsworth and Cruikshank. Please go the limit to give them the information they desire.

I am particularly interested in finding out who is now the owner of record of those certain water rights as mentioned in the policy of insurance.

Yours very truly,

EF:GMF

March 21, 1929.

Southern Title & Trust Company,
San Diego, California.

Gentlemen:

We have received payment in full
for Lot Five, Block sixty-eight, Unit 2, of Campo del
Dios. Will you please deed same out on order of California
Outing Company, to whom we have sent a quitclaim deed.

Yours very truly,

KLM

Bank of Italy
NATIONAL TRUST AND SAVINGS ASSOCIATION
SUCCESSOR TO
Southern Trust and Commerce Bank
COMMERCIAL SAVINGS TRUST

CAPITAL PAID IN \$1,200,000.00

San Diego, Cal.

March 23, 1929.

IN REPLY REFER TO

SOUTHERN TRUST OFFICE 164

Loan No. 5080

Ms. Adelaide Hedquist,
% Fletcher Company,
1020 Ninth St.,
San Diego, Calif.

Dear Madam:

On the 15th of this month, a payment of \$100.00 was due against the principal of your mortgage loan, and also an item of \$174.09, being interest for one quarter.

It is possible that our formal notice has been misplaced, and we would appreciate your immediate attention, as it is not permissible, under banking rules, to allow these items to become delinquent.

Very truly yours,



HSS+Sa

H.S. Saunders
Assistant Cashier

March 25, 1929.

Southern Title & Trust Company,
San Diego, California.

Gentlemen:

Enclosed find Policy No. 637-"A"
Order No. 36529. An error was made in ordering this Policy as it should have been issued in the name of the new owner, San Dieguito Irrigation District. Will you please continue same in their name.

Yours very truly,

KLM

P. S. We acknowledge receipt of Policy No. 633-A
SOUTHERN TITLE & TRUST COMPANY



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13

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March 29, 1929.

Southern Title & Trust Company,
San Diego, California.

Order No. 79350-EAS

Gentlemen:

Enclosed find Administrator's deed conveying an undivided one-half interest to Ed Fletcher in the Leucadia lots, which you may record, but please hold the certificate open, as we hope to be able to get the deed to the other one-half interest within a short time, and will want it brought down in the name of Ed Fletcher.

Yours very truly,

KLM

We acknowledge receipt of the above mentioned deed.

3/30/29 Ed A. Jones



SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

April 1, 1929.

Edwin Johnson

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

Dear Mr. Fletcher:

I take pleasure in enclosing your quarterly dividend check for stock standing in your name as of this date.

Thank you for the support you have given your directors and officers. For your own interest may we not urge a greater degree of cooperation.

Sincerely yours,

Edwin Johnson
Edwin Johnson
Vice President

EJ:mb

\$100.00



SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

April 2, 1929

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

Dear Sir: Re: Our Order No. 86704-EAS

We have completed our examination of the title to the property listed under the above numbered order and find that upon filing the papers we have in hand same will be vested in -

The Salvation Army,
a religious corporation.

Free from all encumbrances except:

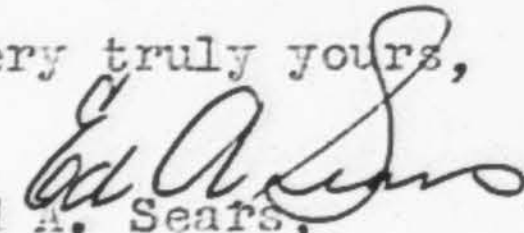
County and City taxes for the fiscal year 1929-30, now a lien but not payable until October.

Description

Lot "T" in Block 41 of Horton's Addition, in the City of San Diego, County of San Diego, State of California, according to the Map thereof on file in the office of the County Recorder of said San Diego County.

We are today forwarding by air mail the deed to the Salvation Army Headquarters at San Francisco to be executed by them; the grantee in said deed is I.C. Copley. The original deed was made to Ed Fletcher as grantee but the Salvation Army people instructed us to make a new deed changing the name of the grantee, which we have done as above stated.

Very truly yours,


Ed A. Sears,
Title Officer.

EAS:cv



SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

April 2, 1929.

Ed Fletcher Sr.,
920 - 8th Street,
San Diego, California.

Our No. 86704

Dear Sir:

Relative to our conversation by phone today we are today mailing you a letter report as per your request, and wish to advise you that we have today mailed to the Salvation Army, by air mail, the deed running from themselves to I. C. Copley, a married man instead of to Ed Fletcher. We have advised them that upon receipt of this deed signed and approved we will forward our check for \$9000.00.

In addition to the instructions which we have already delivered to you for signature in the above transaction, will you kindly write us a letter authorizing the recording of the deed in the name of I. C. Copley at the close of this transaction.

Yours very truly,



C. D. Calkins,
Escrow Department

CDC
PMC

FEDERAL TELEGRAPH COMPANY

ELLERY W. STONE, President



RADIOGRAM

THE FEDERAL TELEGRAPH COMPANY transmits and delivers this message subject to the terms and conditions printed on the back of this blank.

	DAY MESSAGE
XX	DAY LETTER
	NIGHT MESSAGE
	NIGHT LETTER

RECEIVER'S No.	TIME FILED	CHECK	INDICATE BY	X	RATE DESIRED
----------------	------------	-------	-------------	---	--------------

Send the following message, subject to the terms and conditions printed on the back hereof, which are hereby agreed to
 Filed at March 28, 1929 192

Mr. C. Christophersen, Lieut. Colonel,
 Property Department,
 The Salvation Army,
 115 Valencia Street,
 San Francisco, California.

Telegram received Mr. Blair here will not recommend lower price than twenty thousand but has wired his brother asking if he will take eighteen thousand Will wire you on receipt of reply This property cost Blair including interest and taxes ^{nearly} ~~forty~~ thousand dollars You are running risk of losing property if deposit not put up immediately

ED FLETCHER

Chg Fletcher Co

WILLIAM BOOTH
FOUNDER

BRAMWELL BOOTH
GENERAL

EVANGELINE BOOTH
COMMANDER U. S. FORCES

ADAM GIFFORD
COMMISSIONER
WESTERN TERRITORY

The Salvation Army

INCORPORATED



PHONE MAIN 2694

Property Dept
 115 Valencia St
 San Francisco

SOCIAL SERVICE CENTER
 735-39 SECOND ST.
 SAN DIEGO, CALIFORNIA

Colonel Ed. Fletcher,
 San Diego, California.

Dear Sir,

We are the owners of two lots running from 12th Street through to 13th Street and located between Broadway and C Street. The combined dimensions of these two lots are 50' x 200'.

Upon this land we are proposing to construct a six story hotel building for women of fireproof construction to cost in the neighborhood of \$175,000. We consider the value of the land to be \$75,000. The total value of this proposed program is thus shown to be \$250,000.

For construction purposes it is our desire to borrow on first and second mortgages the sum of \$150,000 said loans to be secured by the land and building in question. Needless to say we are anxious that these loans bear the least possible rate of interest.

Would it be possible for you to interest sufficient local capital in this project to finance this matter? Our sketches, herewith submitted, will indicate the extent and outline of the proposed improvement and in a general way may be considered indicative of what we desire to do.

We shall appreciate anything you may do to assist us in this way with this project.

Yours very sincerely,

C. Christophersen

(C. Christophersen)
 Lieut-Colonel
 PROPERTY SECRETARY.

The mortgages will be signed by the Corporation who are responsible and a statement from the Army will be forwarded to you.

PATRONS ARE REQUESTED TO FAVOR THE COMPANY BY CRITICISM AND SUGGESTION CONCERNING ITS SERVICE 1201-3

CLASS OF SERVICE

This is a full-rate Telegram or Cablegram unless its deferred character is indicated by a suitable sign above or preceding the address.

WESTERN UNION

NEWCOMB CARLTON, PRESIDENT

J. C. WILLEVER, FIRST VICE-PRESIDENT

SIGNS

- DL = Day Letter
- NM = Night Message
- NL = Night Letter
- LCO = Deferred Cable
- CLT = Cable Letter
- WLT = Week-End Letter

The filing time as shown in the date line on full-rate telegrams and day letters, and the time of receipt at destination as shown on all messages, is STANDARD TIME.

Received at 341 Plaza, San Diego, Calif. ^{Always Open} Telephone Main 2151 1929 MAR 27 PM 12 52

FA 171 50 DL=MK SANFRANCISCO CALIF 27 1159A

THE EDWARD FLETCHER CO=

1020 NINTH ST SANDIEGO CALIF=

DO YOU THINK IT WOULD BE POSSIBLE TO GET ME BLAIR TO ACCEPT EIGHTEEN THOUSAND DOLLARS FOR HIS FIFTY FEET IF SO AM INCLINED TO THINK BOARD WILL FAVORABLY CONSIDER ITS PURCHASE THINK CAN MANAGE WITH FIFTY FEET SEEING ITS LOCATED ON ALLEY KINDLY WIRE OUR EXPENSE EARLY THURSDAY MORNING=

COLONEL CHRISOPHERSEN.

796



SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

April 4, 1929

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

Dear Sir: Re: Our Order No. 87057

We have your letter of April 2nd, requesting Policy of Title Insurance in the sum of \$4500.00, covering portion of Lot 398 of Groosmont Park; and inclosing legal description of this property.

We thank you for this order, which has been listed under the above number, and will comply with your instructions regarding this matter at an early date.

Yours very truly,

A. T. Crane

A. T. Crane
Order Department

MB

April 4, 1929.

87063

Southern Title & Trust Company,
San Diego, California.

Gentlemen:

Will you please issue Policy of Insurance showing the following described property free and clear in the name of Ed Fletcher and Mary C. B. Fletcher, husband and wife, subject to taxes due but not delinquent, subject to being within the boundaries of the Santa Fe Irrigation District and to any easements and rights of way of record.

The amount of the policy is \$1000.00.

Please do not close the certificate until instructed, as the Bank of America, Solana Beach may have some further instructions.

Yours very truly,

KLM

DESCRIPTION

Lot One (1) and the Easterly 50 feet of Lot 7,
Measured at right angles to the easterly line
Block Five (5),
thereof, Solana Beach, California, as per map
No. 1749 on file in the office of the County
Recorder of San Diego County, California.

Rec'd 4/4/29
SOUTHERN TITLE & TRUST COMPANY
A. T. Crane

no

April 5, 1929.

Southern Title & Trust Company,
San Diego, California.

Gentlemen:

Will you please issue Policy of Insurance in the sum of \$1700.00 covering the following described property, showing 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, and excepting any taxes due but not delinquent and easements and rights of way already granted, of record.

Yours very truly,

KLM

DESCRIPTION

All of Lot Four Hundred Thirty-nine (439) of Grossmont Park Subdivision No. 3 according to the Map thereof No. 1528 filed in the Office of the Recorder of San Diego County, California.

Also all that portion of Lot Four Hundred Forty One (441) of said Grossmont Park Subdivision No. 3 beginning at the most Northwesterly corner of said Lot 441 and following thence the dividing line between said Lots 441 and 439 South $20^{\circ} 56'$ West 256.80 feet to the Southwesterly corner of said Lot 441; thence following the Southerly line of Lot 441 South $66^{\circ} 18'$ East 10.00 feet to a point; thence leaving the said Southerly line of Lot 441 and running thence North $18^{\circ} 42' 50''$ East 257.48 feet to the point of beginning.



SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

April 8, 1929

Dear Realtor:

Do you know that you can call Franklin 3151 and get, free of charge, description information and ownerships? This is a service given only to our friends, the Realtors. It was established for their protection.

Our prompt service is popular with Realtors. They know we'll get the ordinary short re-issues out in three or four days. That means no lengthy delay before commission checks are delivered. Of course, you understand that this does not include Escrows.

Work may be delivered in three or four days, but you have the satisfaction of knowing it was done carefully and accurately and that it is backed by sufficient assets to give full protection.

Yours for better service,

A handwritten signature in cursive script that reads "Edwin Johnson". The signature is written in dark ink and is positioned above the typed name.

Edwin Johnson,
Vice President.



SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

April 8, 1929

Ed Fletcher Company
1020 Ninth St.
San Diego, California

Gentlemen: Re: Our Order No. 87113

We have your letter of April 5th, requesting Policy of Title Insurance in the sum of \$1700.00 on Lot 439 and Part of Lot 441 of Grossmont Park Subdivision No. 3.

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

Yours very truly,

A. T. Crane
Order Department

MB



SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

April 10, 1929.

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

In re Trust Deed No. 1168, James Mc Grath.

Gentlemen:

We are enclosing herewith our Check No. 899 in the sum of \$239.69, covering the above matter, in accordance with letter from you under date of January 18, 1929, in which you state the principal due is \$228.00 with interest to January 23rd, \$8.50.

The Starkey Investment Company mailed us check for \$242.19 to cover the following items:

\$ 228.00	- Principal due
8.50	- Int. to January 23rd.
3.19	- Int. 1/23/29 - 4/5/29
(2.50)	- Reconveyance fee.
<u>\$242.19</u>	

We have taken out our \$2.50 Reconveyance fee and our check covers the balance.

Trusting this is satisfactory, we are

Yours very truly,

F. H. Tomkins,
Vice President
& Trust Officer

ohks

228
1169

239.69
2.50

242.19



SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

April 11, 1929.

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

Our No. 86704

Gentlemen:

Replying to your request of April 11 for the delivery of \$9000.00 to the Union Title Company, their order No. 213806, we wish to advise that we cannot deliver said amount until we have received written instructions from you relieving us of all responsibility for the delivery of clear title to I. C. Copley on the payment of \$70,000.00 to the Salvation Army.

According to the instructions of the Salvation Army we are to pay this money to them and have no authority to pay same to the Union Title Company, however we will deposit this amount with them with a letter certifying that it is deposited by us to the credit of the Salvation Army, and will be pleased to do so upon receipt of a letter, as stated above, relieving us of all responsibility for the condition of the property involved in this escrow and the delivery of the \$9000.00.

You will find there was mailed to you a letter report by our Mr. Sears, under date of April 2, showing the condition of the property at that date. Kindly state in your letter that you approve of the letter report, and return to this office the escrow instructions signed which we previously delivered to you.

Yours very truly,

C. D. Calkins,
Escrow Department

CDC
PMC

April Fifteenth,
1 9 2 9

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

Gentlemen:

There is a judgment against Thompson and Sons of Carlsbad and they own an equity in the following described property.

The northerly 8.27 acres, more or less of Tract 119 of Carlsbad Lands, San Diego County, more particularly described as follows by metes and bounds.

Commencing on the most Northerly point of said tract 119; thence running Southerly a distance of 995.32 feet along the Easterly boundary line of said tract to a point; thence at right angles Westerly, a distance of 663.51 feet to a point on the Westerly boundary line of said tract 119; thence North a distance of 1196.57 feet to the point of beginning.

The judgment amounts to \$832.75 and is dated October 26, 1928.

Will you please put this lien against this property so in case any transfer and sale is made we can have a hold until such time as we collect our money.

Yours truly,

EF:AK



SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

April 15, 1929

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

Gentlemen: Re: Our Order No. 87057

We have delivered the Policy of Title Insurance on a portion of Lot 398 of Grossmont Park Subdivision No. 3, the property of Maud Hamilton Dyer, to Paul R. Jennings of the Bank of Italy, upon Mrs. Dyers request.

We inclose herewith our statement of charges.

Yours very truly,

A. T. Crane

A. T. Crane
Order Department

ATC:MB

April 16, 1929.

Southern Title & Trust Company,
San Diego, California.

Gentlemen:

Will you please issue a Policy of Insurance covering Lot 19, Block 2 of Crouch Addition, as per Map No. 1821 filed in the office of the County Recorder of San Diego County, California on Feb. 14, 1925, showing 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 any taxes that are due but not delinquent and subject to any easements and rights of way of record.

The liability to be \$250.00.

Yours very truly,

KLM

April 16, 1929.

Southern Title & Trust Company,
San Diego, California.

Gentlemen:

Will you please issue a policy of Insurance covering the land as per attached legal description, in the sum of \$1850.00, showing free and clear in the name of Ed Fletcher and Mary C. B. Fletcher, husband and wife, and Margaret Alter McClure, each as to an undivided one-half interest, excepting, however, that the land is within the boundaries of the Santa Fe Irrigation District, subject to any taxes due but not delinquent, and subject to any easements and rights of way heretofore granted of record.

Yours very truly,

KLM

Portion of Lot 2, Block 3 of Keeney's Marine View Gardens.



SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

April 16, 1929

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

Gentlemen: Re: Our Order No. 87309

We wish to acknowledge receipt of your letter of April 16th, requesting that we issue Policy of Title Insurance covering Lot 19; Block 2 of Crouch Addition, in the sum of \$250.00.

This order has been listed under the above order number, and will receive our prompt and careful attention.

Thanking you, we are,

Yours very truly,

A. T. Crane

A. T. Crane
Order Department

MB



SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

April 17, 1929

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

Gentlemen: Re: Our Order No. 87310

We have your letter of April 16th, requesting Policy of Title Insurance covering Portion of Lot 2, Block 3 of Keeney's Marine View Gardens, in the sum of \$1850.00.

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

Yours very truly,

A. T. Crane

A. T. Crane
Order Department

MB

April 17, 1929.

Southern Title & Trust Company,
San Diego, California.

Gentlemen:

Enclosed find \$5.00 which we have collected from Mrs. C. E. Van Ness covering the new owner fee on certificate of title issued for her Solana Beach lot. Kindly acknowledge receipt.

Yours very truly,

KLM

April 20, 1929.

Southern Title & Trust Company,
San Diego, California.

Gentlemen:

Order 87145

Enclosed herewith find Phoenix
Insurance Company policies Nos. 114085 and 114089
covering the dwelling on Lot "A", Block 7 of Arden
Heights, which you may deliver in accordance with
the terms of our escrow.

Yours very truly,

KMM

Ed Fletcher:

We acknowledge receipt of the above mentioned
policies. *4/20/29* SOUTHERN TITLE & TRUST COMPANY

at Crane

April Twentieth,
1 9 2 9

Southern Title Guaranty Co.,
San Diego,
California.

Attention Mr. Sears:

Friend Sears:

My friend Mrs. Cecil Harrison says that I have an interest
in a right of way as per map herewith enclosed, claiming
a dispute in boundary.

I don't know that I am interested or not or have any
equity there. If so I am anxious to know it.

Is there any dispute in boundary or is there any road
easement that has not been cancelled?

Will you kindly write me a letter in duplicate so I can
send a copy to Mrs. Harrison, and oblige.

Kindly return map.

Sincerely yours,

EF:AK

April 25, 1929.

Southern Title & Trust Company,
San Diego, California.

87479

Gentlemen:

Will you please issue a Policy of Title Insurance covering Lots 1, 2 and 3 of Block 1 of Crouch's Addition, San Diego County, California, in the sum of \$2,000.00, showing 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 any taxes that are due but not delinquent, and subject to easements and rights of way heretofore granted of record.

We enclose herewith deed from Grossmont Park Company to R. E. Rule. Please hold this deed pending further instructions from Mr. Rule, also do not close the certificate of title, as we understand there is to be a transfer of the property.

Yours very truly,

KLM

We acknowledge receipt of the above mentioned deed and instructions.

u/w - at Oram

N9872

John

APRIL "29, 1929.

Southern Title & Trust Company,
San Diego, California.

Gentlemen:

Will you please issue a Policy of Title Insurance in the sum of \$2500.00 covering the following described property, showing free and clear in the name of Frederick Moir White, ~~Executor Estate of Mary Yawkey White, deceased~~ *a widow*, as to an undivided one-half interest, and Ed Fletcher and Mary C. B. Fletcher as to an undivided one-half interest, subject to being within the boundaries of the San Dieguito Irrigation District, subject to any easements and rights of way of record, and excepting any taxes due but not delinquent.

All that Real property situated in the San Dieguito Irrigation District and in the County of San Diego, State of California, bounded and described as follows:

South one-half of the North one-half of the Southeast Quarter of the Northeast Quarter of Northwest Quarter of Section 25, Twp. 23 South, Range 4 West, S. B. M., RESERVING an easement and right of way for public road purposes over the Westerly 20 feet thereof.

Yours very truly,

KLM

April 29, 1929.

Southern Title & Trust Company,
San Diego, California.

Gentlemen:

Please issue Policy of Title Insurance covering the following described property, with a liability of \$2500.00, showing free and clear of encumbrances in the name of Frederick Moir White, *a widower* ~~Executor Estate of Mary Yawkey White as to an undivided one-half interest and Ed Fletcher and Mary C. B. Fletcher, husband and wife, as to an undivided one-half interest, EXCEPTING taxes due but not delinquent, easements and rights of way heretofore granted of record, and subject to being within the boundaries of the San Dieguito Irrigation District.~~

North one-half of the South one-half of the Southeast Quarter of the Northeast Quarter of the Northwest Quarter of Section 25, Township 13 South, Range 4 West, S. B. M., RESERVING an easement and right of way for public road purposes over the Westerly twenty (20) feet of the premises herein conveyed.

Yours very truly,

EF:KLM



SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

April 30, 1929

Ed Fletcher Company
1020 Ninth Street
San Diego, California

Gentlemen: Re: Our Order No. 87550

We have your letter of April 29th, requesting search of title on the North half of the South half of the Southeast Quarter of the Northeast quarter of the Northwest quarter of Section 23, Township 13 South, Range 4 West. Liability to be \$2500.00.

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

Handwritten notes and scribbles at the bottom left of the page.



SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

April 30th, 1929

Ed Fletcher Company
1020 Ninth St.
San Diego, California

Gentlemen: Re: Our Order No. 87551

We wish to acknowledge receipt of your letter of April 29th, requesting Policy of Title Insurance in the sum of \$2500.00 covering the South half of the North half of the Southeast quarter of the Northeast quarter of the Northwest quarter of Section 23, Township 13 South, Range 4 West, S.B.M.

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.

Liability \$2500.00.

Yours very truly,

A. T. Crane
Order Department

MB

May First,
1929

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

My dear A. P.:

I am taking G. W. Marston, week after next, for a couple of days trip into Mexico. He is the guest of honor.

I want you as ballast and have sent a copy of this invitation to J. E. Boel.

It is a splendid time of the year to go and I think it is a trip you will never forget.

What say you?

Sincerely yours,

EF:AK



SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

May 3, 1929

*11982
R.E. Rule
7.17
Order on his
way down*

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

Dear Sir:

Re: Our Order No. 87479-EAS

We have completed our examination of the title to the property listed under the above numbered order and find that upon filing the papers we have in hand, same will be vested in -

R. E. Rule,
a married man.

Free from all encumbrances except:

1. County taxes for the fiscal year 1929-30, now a lien but not payable until October.
2. Municipal taxes or assessments levied or assessed by the City of La Mesa.
3. Taxes, assessments or bonded indebtedness levied, assessed or incurred by the La Mesa, Lemon Grove and Spring Valley Irrigation District.
4. Right of way for pipe lines and aqueducts of the San Diego Flume Company, its successors or assigns.
5. A right of way across said premises for the installation and maintenance of sewer, water and gas mains, poles and wires for the conveyance of electricity, with the right of ingress and egress for the maintenance and operation thereof, which said reservation shall inure to the benefit of the grantors and any public utility corporation, whether private or municipal, as reserved in the deed from Grossmont Park Company, a corporation, to R.E.Rule, a married man, dated April 25, 1929.

#87479-EAS
5-3-29
2.

6. Forfeiture of title upon violation of the conditions and restrictions as to race and buildings as contained in the deed from Grossmont Park Company, a corporation, to R.E.Rule, a married man, dated April 25, 1929.

Description

Lots 1, 2 and 3, Block 1 of Crouch's Addition, in the City of La Mesa, County of San Diego, State of California, according to the Map thereof No. 1821 filed in the office of the Recorder of said San Diego County February 14, 1925, EXCEPTING that portion deeded to the State of California for road purposes.

Shall we file the deed to Rule and show the Policy in the new owner; or issue our Policy showing title in the Grossmont Park Company, a corporation.

Awaiting your further instructions, we are,

Very truly yours,

Ed A. Sears,
Title Officer.

EAS:cv



SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

May 3, 1929

Mr. Ed Fletcher,
1024 Ninth St.,
San Diego, Calif.

Dear Sir:

I have submitted to the Legal Department of this Company the question of the effect of the defective foreclosure proceedings in the matter of the foreclosure of the trust deed executed by the Grossmont Studios, Inc. to secure a note in your favor. I have been advised by said Legal Department that the following proceedings will be necessary in order to permit of the re-sale of the trust property:

An action should be commenced in the Superior Court of this County by yourself as plaintiff against the trustor and the trustee in said deed of trust; the trustee should be sued in its capacity as trustee under and by virtue of said deed of trust. This action should be brought for the purpose of procuring a decree of the Court to the effect that the sale to you of this property made by the original trustee was invalid and if the execution of the power of sale conferred by said deed of trust devolved upon you by reason of your purchase at the foreclosure sale, that you be relieved and discharged as trustee thereunder and that the original trustee in said deed of trust be appointed by the Court for the purpose of making a re-sale of said property in accordance with the terms of the trust deed. The complaint, of course, should allege all the necessary facts relative to the matter and pray for a decree in accordance with the suggestions above made.

The purpose of this action would be to obtain a judicial decree removing you as trustee under said deed of trust, if the powers conferred by said deed of trust were devolved upon you by operation of law when you purchased the property at the trustee's sale; also to determine

2.

if the sale as originally made was invalid, and if so, to order a re-sale; and finally to obtain a judicial appointment of a new trustee to execute the power of sale granted by the deed of trust. The original trustee in said deed of trust should be appointed as a new trustee by the Court for the reason that there is some slight question as to whether the attempted sale by the trustee in the first instance was absolutely void, or whether the effect of such sale was to convey the legal title subject, however, to the trust imposed by the original deed of trust. The Legal Department of this Company is of the opinion that the attempted sale by the original trustee did pass the legal title to you, subject to the trusts created by the trust deed. There is judicial authority for the course suggested herein by reason of the decision of the Supreme Court of the State of Colorado, namely, Stephens vs. Clay, reported in 30 Pac.43.

After the decree has been obtained in such proceeding, the trustee should thereafter give the necessary notice of sale and proceed to sell the property in accordance with the law. Of course the objections which were made by us in the first instance to the validity of the sale should be removed on the re-sale.

We also think that the notice of sale given on the re-sale should show that the trustee is acting therein by virtue of the authority conferred upon him by the Superior Court in the decree to be procured; otherwise it might be inferred that the trustee was attempting to re-sell the property under his original appointment as trustee, and we want the subsequent proceedings to show the trustee as acting in its capacity as a new trustee appointed by the Court.

Very truly yours,

Ed A. Sears,
Title Officer.

EAS:cv



SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

May 3, 1929

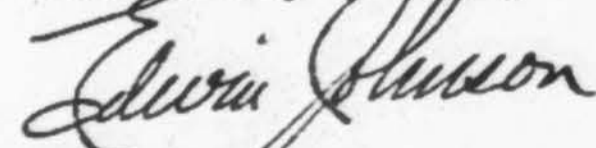
Mr. Ed Fletcher
1020 Ninth St.
San Diego, California

I told Dad about your trip into Mexico, and he asked me to write to you and thank you for your invitation.

At the present time he is at Cuyamaca and will probably be there for several weeks. and he feels that in his present condition, it would be unwise for him to make the trip you suggest.

The altitude and climate at Cuyamaca are doing him a lot of good, so guess we had better leave well enough alone.

Sincerely yours,



Edwin Johnson

EJ:mb

May 4, 1929.

Southern Title & Trust Company,
San Diego, California.

Gentlemen:

Will you please issue Policy of Title Insurance in the sum of \$7,000, showing free and clear in the name of Owen Wister, covering Lot "F" Grossmont Park Subdivision No. 3, all as per Map No. 1528 on file in the office of the County Recorder of San Diego County, California, excepting taxes due but not delinquent, and any easements and rights of way of record, and subject to being within the boundaries of the La Mesa, Lemon Grove & Spring Valley Irrigation District.

Do not close this certificate but please furnish me with a letter report on same. There will be other papers to file and we will want the certificate brought down in the name of the new owner.

I would appreciate getting this report as soon as possible as the whole deal is depending on this report, and the rest of the papers cannot be made out until we receive it.

Yours truly,

KLM

May 4, 1929.

Southern Title & Trust Company,
San Diego, California.

Gentleman:

We have received payment in full for
Lot 18, Block 37, Unit 4 of Campo del Dios, San Diego
County, California, which you may send out on order
of California Outing Company.

Yours very truly,

KLM

Central T. Roberts

May Fourth,
1929

Mr. Edwin Johnson,
Southern Title Company,
San Diego, Calif.

My dear Edwin:

Answering yours of the third I am sorry that your
Dad can't go. I am also mad that he did not take
out private cottage. It would not have cost him
a nickel.

Send the enclosed permit to him, and oblige.

Sincerely yours,

EF:AK

May 6th, 1929.

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

My dear Sears:

I can't thank you enough for your letter of May 3rd.

Yours very truly,

EF:GMF



SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

May 6, 1929

Ed Fletcher Company
1020 Ninth St.
San Diego, California

Gentlemen: Re: Our Order No. 87667

We wish to acknowledge receipt of your letter of May 4th, requesting that we issue Policy of Title Insurance covering Lot 3, Block 14 of Solana Beach.

We thank you for this order, which has been listed under the above number, and will comply with your instructions at once. Liability \$1000.00.

Yours very truly,

A. T. Crane

A. T. Crane
Order Department

MB



SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

May 6, 1929

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

Gentlemen: Re: Our Order No. 87668

We wish to acknowledge receipt of your letter of May 4th, requesting Policy of Title Insurance in the sum of \$7000.00 on Lot "F" Grossmont Park Subdivision No. 3,

We thank you for this order, and will comply with your instructions at once.

Yours very truly,

A. T. Crane
Order Department

MB



SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

May 9, 1929

Handwritten notes:
282-1301-27
1825-27

Handwritten note:
Make copy for Mrs. Thompson

Handwritten numbers:
493
110

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

Gentlemen: Re: Our Order No. 87668-EAS

We have completed our examination of the title to the property listed under the above numbered order, and find same to be vested in -

Owen Wister.

Free from all encumbrances except:

1. County taxes for the fiscal year 1929-30, now a lien but not payable until October.
2. Right of way as granted to San Diego Flume Company by various deeds of record.
3. Forfeiture of title if conditions in regard to character, cost and location of buildings on said premises are violated, or if intoxicating liquors be sold thereon, or if disintegrated granite shall be quarried or taken therefrom for commercial purposes, as provided by deed from Grossmont Park Company to Owen Wister dated May 12, 1910 and recorded May 25, 1910, reference to which said deed is hereby made for full particulars, and subject also to all other conditions in said deed contained.
4. Taxes, assessments or bonded indebtedness levied, assessed or incurred by the La Mesa, Lemon Grove and Spring Valley Irrigation District.

Description

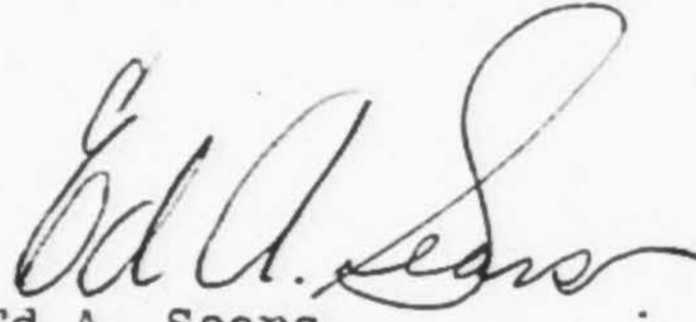
Lot "F" of Grossmont Park Subdivision #3, in the County of San Diego, State of California, according to the Map thereof No. 1528 filed in the office of the Recorder of said San Diego County February 5, 1913.

#87668-EAS
5-9-29
2.

However, before we can issue our Policy of Title Insurance we must have a quitclaim deed from the Grossmont Park Company, a corporation, to Owen Wister for the property hereinabove described, owing to a discrepancy in the lines in Subdivision #3 of Grossmont Park according to Map #1528 and a portion of Tract "E" of Licensed Survey Map #50.

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

Very truly yours,



Ed A. Sears,
Title Officer.

EAS:cv

May 14, 1929.

Southern Title & Trust Company,
San Diego, California.

Gentlemen:

Will you please issue your policy of title insurance in the sum of \$400.00, showing the following described property free and clear of encumbrances, excepting taxes due but not delinquent, subject to easements and rights of way heretofore granted of record, in the name of Grossmont Park Company.

All that portion of Lot 5 of Block 5 of Villa Caro Heights according to map thereof No. 1345, filed in the Office of the Recorder of San Diego County, California, July 3, 1911, more particularly described as follows, to-wit:

That portion of said Lot 5 lying Easterly of a line beginning at a point in the Northwesterly line of said Lot 5 distant thereon 53.24 feet Southwesterly of the most Northerly corner thereof and running South 2° 00' East parallel to the Easterly line of said lot to an intersection with the Southerly line of said lot. RESERVING therefrom an easement over a strip of land ten (10) feet in width along the Northerly line of said lot for public highway purposes.

Yours very truly,

GROSSMONT PARK COMPANY

KLM

By

Restrictions:

- (1) Buildings must be for residence only. No business structures of any kind allowed.
- (2) No residence shall cost less than \$7500.00
- (3) Residence must front on El Granita Ave.
- (4) Fence or porch must be 15 ft. from front line of lot.
- (5) No barn or garage to be constructed under \$1000.00
- (6) No signs, advertisements or dist. material shall be placed from lot for commercial purposes.
- (7) No intoxicating liquors to be sold
- (8) No hotels, flats, apts. or other than strictly single residence structure shall be erected.

Each of these conditions subject owner to loss of title, until 1934

Part of first part reserves easements of all kind across property pertaining to, sewer lines, pipelines, gas, telephone, water, etc.



SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

May 15, 1929

Grossmont Park Company
1020 Ninth Street
San Diego, California

Gentlemen: Re: Our Order No. 87812

We have your letter of May 14th, requesting our Policy of Title Insurance in the sum of \$400.00 on Portion of Lot 5, Block 5 of Villa Caro Heights.

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

May 17, 1929.

Southern Title & Trust Company,
San Diego, California.

Gentlemen:

Please issue Policy of Title Insurance covering Lot 3, Block 11 of Solana Beach with a liability of \$1200.00 showing 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, subject to easements and rights of way of record, and subject to any taxes due but not delinquent.

Yours very truly,

KLM

H 6235-R



SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

May 18, 1929

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

Gentlemen: Re: Our Order No. 87875

We have your letter of May 17th, requesting our Policy of Title Insurance on Lot 3, Block 11 of Solana Beach, in the sum of \$1200.00.

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

May 22, 1929.

Southern Title & Trust Company,
San Diego, California.

Gentlemen:

Will you please issue a Policy of Title Insurance in the sum of \$3440.00, showing free and clear in the name of Margaret Alter McClure, a widow, as to an undivided one-half interest, and Ed Fletcher and Mary C. B. Fletcher, husband and wife, as to an undivided one-half interest, 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,

KIM

May Twenty-third,
1 9 2 9

Southern Title & Trust Company,
San Diego,
California.

Gentlemen:

Enclosed herewith find deed of Ed Fletcher and wife
to L. J. Timms and Augusta Timms, also enclosed
find deed, L. J. Timms and Augusta Timms to Ed Fletcher.

Please record these deeds when the property is shown
free and clear of encumbrance and then issue a
certificates of title of a policy of insurance in the
sum of \$1000 for each policy, *after recording.*

Mr. and Mrs. Timms will pay for the recording of
their deed and their certificates and I will do
likewise for mine.

If there are any defects in the title please
notify us.

Mr. Timms address is Julian.

Yours very truly,

ED FLETCHER

BT:ME

*we acknowledge receipt of instructions
and above mentioned deeds.*

*H. A. Durham
by T. B.*



SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

May 24, 1929

Mr. Ed Fletcher
1020 Ninth Street
San Diego, California

Dear Sir: Re: Our Order No. 87967-8

We are in receipt of your favor of May
23rd, inclosing deed from yourself and
wife to Louis J. Timm and wife, and a
deed from Timm and wife to yourself and
wife, for land in Section 6, Township 13
South, Range 4 East, which orders we
have entered under our numbers 86967-8.

We are returning herewith for correction
the deed in your favor, as the descrip-
tion of a portion of Lot 5 calls for Range
4 West, instead of 4 East.

Yours very truly,

A. T. Crane
Order Department

ATC:MB



SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

June 5, 1929

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

Dear Sir: Re: Our Order No. 87968-EAS

We have an order placed with us by Louis J. Timm of Julian, California, together with a deed covering certain property in Section 6, Township 13 South, Range 4 East. However, we find the title defective and suit must be brought by Timm or yourself to quiet title to said property before we can issue our Policy of Title Insurance. This suit should be against the administrator of the Estate of Javan Jackson Bush, deceased.

Shall we take this matter up with Mr. Timm or will you handle it through your office?

Awaiting your further instructions, we are,

Very truly yours

Ed A. Sears
Title Officer.

EAS:cv

June Sixth,
1929

Re; Order No. 87968-EAS

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

Attention Mr. E. A. Sears

Dear Mr. Sears:

We have your favor of the fifth regarding the defective title on the Louis J. Timm land of Julian.

Mr. Fletcher is out of the city for about two weeks and we wish you would take this matter up directly with Mr. Timms as he, of course, should give clear title to the property decded by him.

Thanking you for your attention to this matter.

Yours very truly,

MEF:AK

*6/6/29
Warner*

June Twenty-second,
1 9 2 9

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

Dear Mr. Sears:

Answering yours of June fifthe which I find on my
return, will you let me know if you wrote Timms
telling him what was necessary to clear the title?

Yours truly,

EF:AK



SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

June 24, 1929

87967-8

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

Dear Colonel:

Relative to your letter of the 22nd will state that I
notified Mr. Timms that it was up to him to clear the
title to the property referred to in said letter.

Very truly yours

Ed A. Sears
Title Officer

EAS:cv



SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

September 18, 1929

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

Dear Sir:

Re: Our Order No. 87968-EAS

Louis J. Timm of Julian has brought suit to perfect the title to the property listed under the above numbered order, being the property that he is trading to you, and we are now ready to close.

As this property is registered under what is known as the Land Title Act, we must have the enclosed affidavit signed by Ed Fletcher and Mary C.B. Fletcher, husband and wife, and also the enclosed receipt. Kindly return same to us when properly executed and we will close this order.

Very truly yours

Ed A. Sears

Ed A. Sears
Vice President
& Title Officer

EAS:cv

September 20, 1929.

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

My dear Mr. Sears:

Order No. 87968-EAS

Enclosed herewith find affidavit
and receipt re the Timm property registered under the Land
Title Act.

Yours very truly,

KLM



SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

October 4, 1929

Ed Fletcher Company
1020 Ninth Street
San Diego, Calif.

Gentlemen: Re: Our Order No.87968-EAS

Enclosed please find Registrar's Certificate No.3859 which covers the property listed under the above numbered order; also Registrar's Certificate No. 2463 which should be delivered to Louis J.Timm.

Very truly yours

Ed A. Sears
Vice President
& Title Officer

EAS:cv

Handwritten notes:
to be
paid
to
Louis J. Timm



SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

May 23, 1929

Ed Fletcher Co.
1020 Ninth Street
San Diego, California

Gentlemen: Re: Our Order No.87954

We wish to acknowledge receipt of your letter of May 22nd, requesting Policy of Title Insurance in the sum of \$3440.00, covering Lot 1, Block 3 of Kinneys Marine View Gardens.

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

May 23, 1929.

Southern Title & Trust Company,
San Diego, California.

Gentlemen:

We placed an order with you yesterday for a Policy of Title Insurance in the sum of \$3440.00, and forgot to give you the legal description. Confirming our telephone conversation with your office today, the legal description is as follows:

All of Lot One (1), Block Three (3) of Keeney's Marine View Gardens, San Diego County, State of California, as shown on Map No. 1774 on file in the Office of the County Recorder of San Diego County, Calif.

Yours very truly,

KLM

May 23rd, 1929.

Southern Title & Trust Company
San Diego, California.

Attention Mr. Ed Sears:

Dear Mr. Sears:

Referring to Certificate #64, 50 shares of the Southern Title & Trust stock, please issue 5 shares in my name and 45 shares in the name of the Bank of Newman, and get their receipt for same. Send the 5 shares to me.

Very sincerely yours,

EF:GMF



SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

May 24, 1929

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

Gentlemen: Re: Our Order No.78820-EAS

On October 28, 1927 you placed an order with us covering the property listed under the above numbered order, known as Fletcher Hills Unit #2, for a map search.

Enclosed please find bill.

Very truly yours

Ed A. Sears
Title Officer

EAS:cv



SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

May 24, 1929

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

Dear Mr. Fletcher:

We inclose Certificate No. 414 for Five(5) shares of the Capital Stock of Southern Title and Trust Company, issued in your name.

The Bank of Newman has requested us to obtain your receipt for this certificate, as they desire to keep it in their files. We will therefore ask you to sign both of the inclosed receipts, one for our records and the other for the bank.

Yours very truly,

Edwin Johnson
Vice President

EJ:mb

May 25, 1929.

Southern Title & Trust Company,
San Diego, California.

Gentlemen:

Will you please issue Policy
of Title Insurance in the sum of \$850.00 covering Lot Four
(4,) Block 12 of Solana Beach, San Diego, County, California
showing free and clear in the name of Ed Fletcher and
Mary C. B. Fletcher, Husband and wife, excepting taxes
due but not delinquent and subject to easements and rights
of way of records and to being within the boundaries of
the Santa Fe ~~Legislation~~ District.

Yours very truly,

KLM



SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

May 28, 1929

Ed Fletcher Company
1020 Ninth Street
San Diego, California

Gentlemen: Re: Our Order No. 88013

We have your letter of May 25th, requesting
Policy of Title Insurance in the sum of
\$850.00 covering Lot 4, Block 12 of Solana
Beach.

We thank you for this order, which has
been listed under the above order number,
and will receive our prompt and careful
attention.

Yours very truly,

A handwritten signature in cursive script, appearing to read 'A. T. Crane'.

A. T. Crane
Order Department

MB

*300 cash
200 w/c*

June Sixth,
1 9 2 9

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

Gentlemen:

Will you please issue a policy of insurance in the sum of \$1400 covering Lot 10, Block 2 of Avocado Acres, San Diego County, California being free and clear of encumbrance, EXCEPTING;

1. Taxes due but not delinquent
2. Easements and rights of way of record
3. Subject to being in the boundaries of the San Dieguito Irrigation District.

Yours truly,

MEF:AK



SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

June 7, 1929

Ed Fletcher Company
1020 Ninth Street
San Diego, California

Gentlemen: Re: Our Order No. 88173

We wish to acknowledge receipt of your letter of June 6th, requesting Policy of Title Insurance on Lot 10, Block 2 of Avocado Acres, in the sum of \$1400.00.

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 handwritten signature in cursive script that reads 'A. T. Crane'.

A. T. Crane
Order Department

MB



SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

June 14, 1929

*Reserve
account for
highway purposes
along - 1/2 mile -*

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

Dear Sir: Re: Our Order No.88173-EAS

We have completed our examination of the title to the property listed under the above numbered order, and find same to be vested in -

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

Free from all encumbrances except:

1. County taxes for the fiscal year 1929-30, now a lien but not payable until October.
2. County taxes for the fiscal year 1928-29, now delinquent.
3. Taxes, assessments or bonded indebtedness levied, assessed or incurred by the San Dieguito Irrigation District.
- 4 An easement consisting of the right to allow the cross-arms of poles or similar structures placed along the right of way of all highways of less than 60 feet in width to overhang the abutting property, as endorsed on Map of Avocado Acres, hereinafter mentioned.
5. An easement and right of way to enter upon the hereinafter described premises for the purpose of construction, use and maintenance thereon of pipe lines and the supports appurtenant thereto, with the right of ingress and egress, as granted in the deed from Ed Fletcher to the San Dieguito Irrigation District, dated September 8, 1923 and recorded August 22, 1925 in Book 1116, page 184 of Deeds.

#88173-EAS
6-14-29
2.

6. A notice of non-responsibility executed by Ed Fletcher and Mary C.B.Fletcher, dated March 22, 1929 and recorded March 27, 1929 in Book 90, page 428 of Miscellaneous records, which recites as follows: "That we will not be responsible for the construction of buildings or improvements on said property in any respect, nor material or labor which has been used in connection therewith, or which may hereafter be used, performed or furnished in connection with such buildings or improvements or work."

Description

Lot 10 in Block 2 of Avocado Acres, in the County of San Diego, State of California, according to the Map thereof No.1791 filed in the office of the Recorder of said San Diego County April 29, 1924.

You will see from the above report that the taxes for the year 1928-29 are delinquent. Shall we pay or show same?

Very truly yours

Ed A. Sears
Title Officer

EAS:cv

June 21, 1929.

Southern Title & Trust Company,
San Diego, California.

Gentlemen:

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

The liability in this Policy to be \$1200.00.

Yours very truly,

KLM

All that portion of Lot 2, Block 3, 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, 1928, and more particularly described as follows:

Beginning at the Southwesterly corner of said Lot 2 and running thence with the Westerly boundary of said Lot 2, North $0^{\circ} 34'$ East, 143.90 feet;

Thence parallel to the Southerly boundary of said Lot 2, South $75^{\circ} 27'$ East, 433.44 feet;

Thence parallel to the Westerly boundary of said Lot 2, South $0^{\circ} 34'$ West, 143.90 feet to a point in the Southerly boundary of said Lot 2;

Thence along said Southerly boundary of Lot 2, North $75^{\circ} 27'$ West, 433.44 feet to the point of beginning.

June Twenty-first,
1 9 2 9

Southern Title & Trust Company,
San Diego,
California.

Gentlemen:

Enclosed find certificate No. 52340 with letter from W. S. K. Brown dated June 19th, 1929/

Will you please follow their instructions, sending certificate and bill to Mr. Brown in the Russ Bldg., San Francisco, Calif.

Yours truly,

EF:AK



SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

June 22, 1929

Ed Fletcher Company
1020 Ninth Street
San Diego, California

Gentlemen: Re: Our Order No. 88398

We wish to acknowledge receipt of your letter of June 21st, inclosing Certificate of Title covering Lot "H" of Block 46 of Horton's Addition, together with letter from W.S.K. Brown, dated June 19th, 1929.

We thank you for this order, and have noted your instructions regarding same, which will be attended to at once, this order having been listed as for an Owner's Policy of Title Insurance in the sum of \$50,000.00, under the above order number.

Yours very truly,

A. T. Crane

A. T. Crane
Order Department

MB



SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

June 22, 1929

Ed Fletcher Company
1020 Ninth Street
San Diego, California

Gentlemen: Re: Our Order No. 88401

We have your letter of June 21st, requesting Policy of Title Insurance covering the following described property:

Portion of Lot 2, Block 3 of Keeney's Marine View Gardens.

We thank you for this order, which has been listed as for an owner's Policy of Title Insurance, in the sum of \$1200.00, under the above order number.

Yours very truly,

A. T. Crane

A. T. Crane
Order Department

MB

June 22, 1929.

Southern Title & Trust Company,
San Diego, California.

Gentlemen:

Will you please issue your Policy of Title Insurance covering the following described land in Keeney's Marine View Gardens, showing free and clear in the name of Margaret A. McClure and Ed and Mary C. B. Fletcher, excepting taxes due but not delinquent, and subject to easements already granted of record and to being within the boundaries of the Santa Fe Irrigation District.

The liability in this Policy to be \$2385.00.

Yours very truly,

E:KLM

All that portion of Lot 3, 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 Southwesterly corner of said Lot 3 and running thence along the Westerly boundary thereof, North 0° 37' East, 171.80 feet;

Thence parallel to the Northerly boundary of said Lot 3 North 89° 13' East, 617.88 feet to a point on the Easterly boundary of said Lot 3;

Thence along the said Easterly boundary of Lot 3, South 2° 24' East, 196.10 feet to the Southeasterly corner of said Lot 3; thence along the Southerly boundary of said Lot 3, North 88° 38' West 627.94 feet to point of beginning.



SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

June 24, 1929

Ed Fletcher Company
1020 Ninth Street
San Diego, California

Gentlemen: Re: Our Order No. 88412

We have your letter of June 22nd, requesting Policy of Title Insurance covering Portion of Lot 3, Block 4 of Keeney's Marine View Gardens.

We thank you for this order, which has been listed under the above order number, in the sum of \$2385.00, and assure you of our early attention to this matter.

Yours very truly,

A. T. Crane
Order Department

MB

TIMM
(SOTAT)

From the Papers of Ed Fletcher, the following papers have been removed to the alphabetized correspondence files:

"FROM THE FILE OF TIMM, L. J."

SOUTHERN TITLE AND TRUST CO.:

from Fletcher, (2 letters) May 23, 1929, June 6, 1929

CRANE, A. T. to Fletcher, May 24, 1929

SEARS, ED A. to Fletcher, (4 letters) June 5, 1929,
June 24, 1929, September 18, 1929, October 12, 1929

Fletcher to Sears, (2 letters) June 22, 1929,
September 20, 1929

STEINER, FRED A. from Fletcher, October 12, 1929

STICKNEY AND STICKNEY, attention LINDLEY, C. R., December 3,
1929

KAUFMAN
(SOTAT)

From the papers of Ed Fletcher, the following letters have been removed to the alphabetized correspondence files:

"KAUFMAN, FRED AND CLARA"

CROUCH, Charles C.:

Crouch to Fletcher, May 2, 1922

Fletcher to Crouch, May 6, 1922

SAN DIEGO SAVINGS BANK, December 22, 1922

SANDERS, Hugh:

Fletcher to Sanders, August 7, 1922

Sanders to Fletcher, August 8, 1922

SOUTHERN TITLE GUARANTY COMPANY:

Hon to Fletcher, (3 letters) February 15, 1922, February 27,
1922, March 25, 1922

Fletcher to Hon, (4 letters) February 20, 1922, February 25,
1922, March 1, 1922, March 21, 1922

Intercompany letter to Fletcher regarding Hon, February 28,
1922

Fletcher to SWEET, A. H., January 9, 1922

TRANKLE, W. S.:

Trankle to Fletcher, February 7, 1922

Fletcher to Trankle, February 14, 1922

Fletcher to WHITE, F. M., January 21, 1922

Also entire 1922 file of correspondence with Fred M. JENNINGS re his foreclosure on the Kaufman.

Ed Fletcher Papers

1870-1955

MSS.81

Box: 26 Folder: 17

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



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