

SOUTHERN TITLE GUARANTY COMPANY

San Diego, California

March 7, 1924.

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

Dear Sir:

Your Mr. Shropshire called the attention of the writer to the description, a copy of which is herewith inclosed, and stated that some question had been raised as to the legality of such a description.

In reply the writer would say that the generally accepted test of a legal description is this: If a surveyor or engineer can take a description as written, and from such description locate the property upon the ground, then such a description is a legal and valid one. We understand the fact to be that an accomplished surveyor or engineer would have no difficulty in locating upon the ground the exact boundaries of the property described in the inclosed description. This being true, it follows that such a description is a legal one. It is of course true that from a record standpoint it is impossible to say just what portion of said property would be covered by this description, but this fact does not necessarily have any bearing on the question as to the legality of the description.

It must be kept in mind that in all of these descriptions which describe the property as being above or below a certain contour line, where no metes and bounds description of such contour line is given, that possibly complications might arise in the future by reason of a Title Company being called upon to certify title to a definitely described tract of land supposed to be entirely within the boundaries of a tract described as aforesaid. In such a case it would probably be necessary for a Title Company to assume in their Title Guarantee that such definitely described tract was wholly within the limits of the tract more generally described with reference to the contour lines.

Aside from this particular consideration, we feel safe in saying that the description inclosed is a legal one.

Yours very truly,
John T. Hon.
Title Officer.

JTH:MC

Original sent to John Treanor.

Description of that portion of the Jim Carroll Lands lying North of the Lake Hodges Reservoir Site and East of the Road from Hodges Dam to Escondido.

All that portion of the Northeast quarter of Southwest quarter, and the South half of Southwest quarter of fractional Section 32, Township 12 South, Range 2 West, S.B.M., the Northwest quarter, the Northeast quarter of Southwest quarter and Lot No. 5 of fractional Section 5, Township 13 South, Range 2 West, S.B.M. lying above the 330 foot contour line above sea level U.S.G.S. datum, contiguous to the Lake Hodges Reservoir Site, and Easterly of the following described line, said line

Beginning at a point on the North line of said Southwest quarter of fractional Section 32, Township 12 South, Range 2 West, whence the Northeast corner of said Southwest quarter bears North 89° 56' East 787.0 feet; thence South 3° 27' West 229.71 feet; thence South 80° 01' West 360.70 feet; thence South 9° 30' West 329.50 feet; thence South 2° 07' East 291.60 feet; thence South 16° 16' West 362.90 feet; thence South 4° 08' East 438.00 feet; thence South 32° 47' West 187.60 feet; thence South 17° 18' East 174.20 feet; thence South 3° 19' West 470.00 feet; thence South 1° 01' East 130.00 feet; thence South 38° 46' East 71.10 feet; thence South 14° 35' West 137.0 feet; thence South 56° 56' West 94.0 feet; thence South 10° 52' West 55.0 feet; thence South 15° 12' West 49.0 feet; thence South 4° 05' East 83.0 feet; thence South 17° 17' West 52.0 feet; thence South 10° 06' West 81.0 feet; thence South 23° 53' West 111.0 feet; thence South 82° 35' West 40.0 feet; thence South 12° 35' East 187.0 feet; thence South 29° 25' East 224.6 feet to a point on the said 330 foot contour line; thence following the said 330 foot contour line in a general Southeasterly direction to its intersection with the Westerly line of the Rancho San Bernardo. Containing 146 acres more or less.

July 22, 1924.

Southern Title Guaranty Co.,
San Diego, Calif.

Gentlemen:

Following is the legal description of the property for which we want a certificate of title:

That portion of Lot "D" of Cayamiza Rancho in the County of San Diego, State of California, according to partition map thereof, described as follows:

COMMENCING at the Northwest corner of said Rancho, being corner No. 1 of said Lot "D", thence East 30 chains to corner No. 2; thence South 120 chains to corner No. 3; thence East 90 chains to corner No. 4; thence South 12° East 40.55 chains to post; thence South 83° West 20.15 chains to corner No. 13; thence North 76° West 61.80 chains to corner No. 14; thence North 66.5° West 66.40 chains to corner No. 15; thence North 2-3/4 degrees East 11.70 chains to corner 16; thence North 20° East 114.30 chains to point of commencement, excepting therefrom the following described portion, to-wit:

COMMENCING at a point on the south boundary of Lot "D" North 82°35' East 1329.9 feet from corner No. 13 of said Lot; thence 82°35' West 1329.9 feet to corner No. 13; thence North 77°13' West 1369 feet to oak post in rock mound marked "T Y" on North and "T" on South; thence South 89° and 13' East 504.8 feet; thence South 79° and 40' East 880.7 feet; thence North 74° and 57' East 408.5 feet; thence South 80° and 7' East 571.4 feet; thence North 36° 13' East 451.5 feet; thence South 9° and 40' East 344.5 to point of commencement. Being the property heretofore acquired by deed from the Union Title & Trust Company which deed is recorded in Book 490 of Deeds, Page 407.

We have an old certificate from you. The price is \$15,000. Please get out certificate of title within a week if possible and telephone me what it will cost.
Yours very truly,

EF:KIM

June 12, 1924.

Southern Title Guaranty Co.,
San Diego, California.

Gentlemen:

57-599
57-800
Re Escrow 57-815

Enclosed herewith find release of mortgage from the Southern Trust & Commerce Bank.

I understand this is the last paper necessary to clear up all the title. Please rush this certificate and final settlement, and at the earliest possible date. Notify me if there is anything more necessary.

Yours truly,

Mr. Ed Fletcher:

We acknowledge receipt of release of mortgage from the Southern Trust & Commerce Bank and will follow your instructions.

SOUTHERN TITLE GUARANTY COMPANY

EMS

SOUTHERN TITLE GUARANTY COMPANY
940 Third Street + On the Plaza
San Diego, California
Phone: Main 6380

When calling with reference to your order on

Pl. Lot D. Cayamiza
Please refer to Order No. 58453

San Diego, California
August 5, 1924

Southern Title Guaranty Co.,
940 Third Street,
San Diego, California.

Gentlemen:

I have sold my interest in the Grande property,

the legal description of which follows:

Lot 5, SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Sec. 10, T. 11, R. 2 E.
Lot 1, SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Sec. 14, T. 11, R. 2 E.
Lot 1, NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Sec. 15, T. 11, R. 2 E.
NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Sec. 15, T. 11, R. 2 E.

This serves as authority for you to transfer
my interest to Ed Fletcher without further notice.

Yours very truly,

August 9, 1924.

Southern Title Guaranty Company,
San Diego, California.

Gentlemen:

Enclosed herewith find check on the First
National Bank of San Diego for \$8,000; also check on
Southern Trust & Commerce Bank for \$5,000, which
please pay to W. S. K. Brown, or order, as per his
instructions of July 23, 1924, in the matter of deed
Mary H. Murray to the Southern Title Guaranty Company
dated the 23d day of July, 1924, covering a portion of
Lot "D", Cuyamaca Rancho, whenever you can show property
free and clear of encumbrances excepting state and
county taxes, any rights of way heretofore granted, and
subject to the reservation re cutting timber.

*about
you
and*

The other \$3,000 you now have in the Franks and
Mix escrow which you may use to make up the total of
\$13,000 due W. S. K. Brown. Mr. Brown's address is
515 Montgomery Street, San Francisco.

Please record the deed Monday and forward the
money on Monday to Mr. Brown. C. F. Taylor is to pay
for all expense in relation thereto. Please send the bill
to me and I will pay same.

The property is to be held for the account of
C. F. Taylor by you. *you* will prepare the trust agreement
a little later. C. F. Taylor will enter into the contract
with Mix and Franks. The legal description of the Mix-
Franks tract will be furnished you some day this coming week.
You will then please draw up the trust agreement.

Yours very truly,

Ed Fletcher

Mr. Ed Fletcher:

We acknowledge receipt of the \$10,000 and above
given instructions in relation thereto.

SOUTHERN TITLE GUARANTY CO.

EF:KLM

By *[Signature]*

August 15, 1924

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

My dear A. P.:

Regarding that Lot D, Rancho Cuyamaca, lately purchased by C. F. Taylor from the Murray Estate (Mrs. Crane knows about it - escrow #58455), will say there is a squatter on the property who has built a home there. His name is Abdallah B. Tahar and he is physical instructor for the Francis Parker School. He has built a house on the property although he has no record of title and you have lately issued a certificate showing it free and clear.

We are the owners of the following described property:

That portion of Lot "D" of Cuyamaca Rancho, in the County of San Diego, State of California, according to partition map thereof, described as follows:

Commencing at the Northwest corner of said Rancho, being corner No. 1 of said Lot "D", thence East 50 chains to corner No. 2; thence South One Hundred Twenty chains to Corner No. 3; thence East Ninety chains to Corner No. 4; thence South, twelve degrees East 48.55 chains to post; thence South Eighty-three degrees West 20.15 chains to Corner No. 13; thence North Seventy-six degrees West 61.80 chains to Corner No. 14; thence North Sixty-six and one-half degrees West 86.40 chains to Corner No. 15; thence North 2-3/4 degrees East 11.70 chains to Corner 16; thence North twenty degrees East 114.30 chains to point of commencement, excepting therefrom the following described portion, to-wit:

COMMENCING at a point on the South boundary of Lot "D" North 82 degrees 35' East 1329.9 feet from Corner No. 13 of said Lot; thence 82 degrees 35' West 1329.9 feet to Corner No. 13; thence North Seventy-

seven degrees 13' West 1369 feet to oak post in rock mound marked "T Y" on North and "T" on South; thence South Eighty-nine degrees and 13' East 504.8 feet; thence South Seventy-nine degrees and 40' East 380.7 feet; thence North Seventy-four degrees and 57' East 408.5 feet; thence South Eighty degrees and 7' East 571.4 feet; thence North Thirty-six degrees 13' East 451.5 feet; thence South Nine degrees and 40' East 344.5 to point of commencement.

Being the property heretofore acquired by deed from the Union Title & Trust Company which deed is recorded in Book 490 of Deeds, Page 407.

Will you please send Tahar the following notice which has been prepared by my attorney, Mr. Crouch:

You are hereby notified to immediately vacate that portion of the above described premises which you are now occupying and in possession of without any right, title, or interest in same, and that unless you move off within 30 days of the serving of this notice upon you, Court action will be taken against you.

Will you please make out this notice this afternoon and deliver it to Miss Trowbridge of the Francis Parker School as Mr. Tahar is up at Cuyamaca Lake and she can deliver the message tomorrow. Please put it on your letterhead.

If Mr. Tahar comes in to see you I wish you would see him personally and get his side of the story and see what kind of a proposition, if any, he has to make in the matter of a compromise.

Yours very truly,

EF:ME



SOUTHERN TITLE GUARANTY COMPANY

SAN DIEGO, CALIFORNIA

August 16, 1924.

E. E. HUBBELL,
ATTORNEY

In reply please refer to
our Order No. 58453-EAS

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

Dear Sir:

We are herewith inclosing copy of Notice sent to Mr. Abdallah B. Tahar, as per your letter of the 15th inst.

Yours very truly,

Ed A. Sears
Ed A. Sears,
Asst. Title Officer

EAS:MC

August 16, 1924.

In reply please refer to
our Order No. 58453-EAS

Mr. Abdallah B. Tahar,
c/o Francis Parker School,
San Diego, California.

The undersigned is the owner of the real property described as follows:

All that portion of Lot "D" of the Cuyamaca Rancho, in the County of San Diego, State of California, as set out in the Decree of Partition of said Rancho, recorded in Book 43 of Deeds, at page 309, et seq. in the office of the County Recorder of said San Diego County, and particularly described as follows:

Commencing at the Northwest corner of said Rancho, being corner No. 1 of said Lot "D"; thence East 20 chains to corner No. 2; thence South 120 chains to corner No. 3; thence East 90 chains to corner No. 4; thence South 12° East 48.55 chains to post; thence South 83° West 20.15 chains to corner No. 13; thence North 76° West 61.80 chains to corner No. 14; thence North 66.5° West 86.40 chains to corner No. 15; thence North 2 1/4° East 11.70 chains to corner No. 16; thence North 20° East 114.30 chains to point of commencement, EXCEPTING THEREFROM the following described portion, to-wit:

Commencing at a point on the South boundary of Lot "D", North 82° 35' East 1329.9 feet from corner No. 13 of said Lot; thence South 82° 35' West 1329.9 feet to corner No. 13; thence North 77° 13' West 1369 feet to Oak post in rock mound marked "T Y" on North and "T" on South; thence South 89° 13' East 504.8 feet; thence South 79° 40' East 880.7 feet; thence North 74° 57' East

408.5 feet; thence South 80° 7' East 571.4 feet; thence North 36° 13' East 451.5 feet; thence South 9° 40' East 344.5 feet to point of commencement.

You apparently have built a house on said property and:

You are hereby notified to immediately vacate that portion of the above described premises which you are now occupying and in possession of, without any right, title or interest in same, and that unless you move off within Thirty days (30) of the serving of this Notice upon you, Court action will be taken against you.

Dated this 16th day of August, 1924.

SOUTHERN TITLE GUARANTY COMPANY,

By _____
Vice President

EEH:MC

September 12, 1924.

Southern Title Guaranty Company,
San Diego, California.

Gentlemen:

Further in reference to my letter of yesterday regarding the 298 acres of land around Lake Hodges shown on the map attached, kindly start the search on this matter at once but do not close the certificate until you take the matter up with me.

I would appreciate it if I could hear from you by Monday as to the status of the matter, as I am under escrow to give a deed to this property on the 17th of September.

Kindly let me hear from you promptly.

Yours very truly,

KIM

C
O
P
Y

SAN DIEGO COUNTY WATER COMPANY

724 South Spring Street,
Los Angeles, California.

September 15, 1924.

Southern Title Guaranty Co.,
San Diego, Cal.

Gentlemen:

We are returning herewith your statement of August 26th in the amount of \$527.30 and against San Diego County Water Company (Fletcher).

It is our understanding that it is customary for the seller to furnish certificate of title. In this instance Fletcher was the seller and we feel, therefore, that your billing should be made direct against him. Will you kindly cancel the charge on your books against this company and make this billing against Colonel Fletcher?

Yours very truly,

(Signed) Garne A. Beckett,
Asst. General Manager.

GAB;HP
Encl.

Copy

September 15, 1924.

Southern Title & Guaranty Co.,
San Diego, Cal.

Gentlemen: --Escrow #58520--

We hand you herewith two copies of an agreement between San Dieguito Water Company and Ed Fletcher, regarding fishing, hunting and boating rights on Lake Hodges. Both copies have been executed by the San Dieguito Water Company. One copy is supported by certified copy of resolution of the Water Company. Both copies are to be signed by Col. Fletcher, the latter copy to be retained for his files and the former returned to us when the escrow is closed up.

We also hand you two copies of agreement between the San Dieguito Water Company and Ed Fletcher regarding the so-called Fenton ranch in the San Pasqual Valley. Both copies have been executed by the Water Company and one copy is supported by resolution of the Board of Directors. Colonel Fletcher's signature should be obtained on both copies, that supported by the resolution delivered to him at the closing out of the escrow, and the other, also bearing his signature, returned to us.

Kindly notify Colonel Fletcher at once that these documents are in your possession, and arrange to get his signature.

You are authorized to deliver the agreement regarding fishing, hunting and boating rights on Lake Hodges, the agreement regarding the so-called Fenton ranch, and that certain mortgage now in your possession, signed by Griffith Henshaw in favor of Ed Fletcher and secured by that portion of the so-called Chapman property lying below the 395 foot contour, and by the so-called Eucalyptus Culture property, said mortgage being in the amount of \$11,990.00, when you can furnish us with recorded deed and your certificate of title showing the Eucalyptus Culture tract and the Chapman tract, as described in the mortgage, free and clear in the name of Griffith Henshaw, except for the mortgage above noted and subject to State and County taxes due and payable this fall, also subject to rights of way of record.

and John Henshaw

9/15/24

So. Title Guaranty Co.

- 2 -

9/15/24

We will pay one half of the escrow charges, for stamps on the note and for the cost of continuation of certificate showing title in Griffith Henshaw.

Col. Fletcher is to pay one-half of the escrow charges, for stamps necessary on the deed and for cost of certificate showing title in his name.

Yours very truly,

GAB:HP
Encls.

September 16, 1924.

Southern Title Guaranty Co.,
San Diego, California

Gentlemen:

Referring to the Mix-Franks Order No. 58505 and order 59274, will say that the Murray Estate deeded to the Southern Title Guaranty Company, Order #58455, 900 or 1,000 acres of land in Lot "D", Rancho Cuyamaca.

There are a little over 500 acres in the escrow between Mix and Franks and Ed Fletcher, Agent. Please issue a Declaration of Trust showing the lands not under escrow to Mix & Franks to be in the name of C. F. Taylor as to an undivided one-fourth interest, also as to an undivided three-fourths interest in C. F. Taylor.

Yours very truly,

EW:MM

Grandson

Pipe lines

Not ~~sold~~

4500

Syndicate

Art fight

Sanders

Sanders
benefit
Miss Bennett

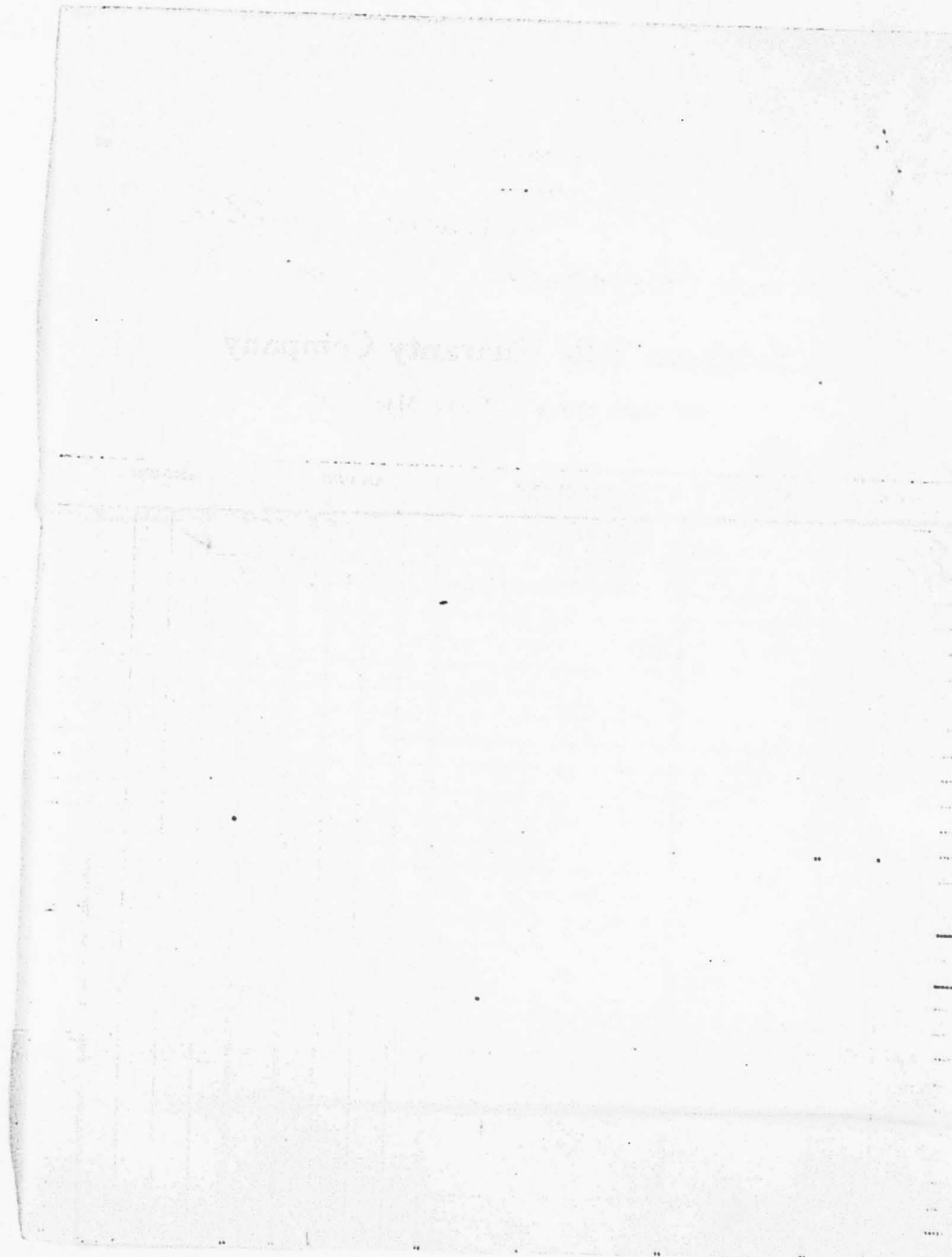
Keeney
sorry
yesterday

you are holding this property for Mr. Townsend. Do not mention my name, and urge that immediate action be taken to clear the title and not compel the Southern Title Guaranty Company to file suit to clear the title.

Your very earliest attention to this matter will be deeply appreciated.

Yours very truly,

EE:AH



STATEMENT

SAN DIEGO CALIFORNIA ^{3/1/25}

Ed Fletcher - S.D. Co. Water Co. DR.

TO - SOUTHERN TITLE GUARANTY COMPANY

940 THIRD STREET PHONE MAIN-6380

DATE	ORDER NO	DESCRIPTION	AMOUNT	AMOUNT
<i>Mt. 1.</i>		<i>Balance</i>	<i>432.50</i>	

7290-61

October 17, 1924.

57799
57800
57815

Southern Title Guaranty Co.,
San Diego, California.

Gentlemen:

Answering the letter of San Diego County Water Company dated September 15, 1924, will say, by referring to Mr. Griffith Henshaw's letter of instructions to you of May 9th, you will find that he agreed to pay for the continuation of certificates of title. This is not our obligation. Mr. Henshaw also agreed to pay for his share of the escrow charges.

I am sending you check for \$94.80 covering the following items: \$51.00 - \$30.50, \$25.50, \$.50, \$1.50, \$5.00 and \$3.00, leaving for the San Diego County Water Company to pay \$13.50 as their share of the escrow charges, \$150 for one certificate, \$147.50 for another and \$122.50 for another.

Yours sincerely,

BF:KLM

October 21, 1924.

Southern Title Guaranty Co.,
San Diego, California.

Gentlemen:

You are hereby authorized to sign the map of
Lake Cuyamaca Resort herewith attached.

Yours very truly,

C. F. TAYLOR

By

Agent

RF:KLM

1
October 23, 1924.

Miss Fletcher: Make out check to the Tax Collector for \$38.46 and Mr. Peterman will make out a check for \$18.70 and we will pay the taxes on the 927 (?) acres of Lot "D" in full. Charge the \$38.46 to Lot "D".

If you will examine the deed of Mary H. Murray to the Southern Title Guaranty Co. you will be able to check up and see whether we are paying all the taxes on the 927 acres or not. We should pay these taxes at once, get a receipt and keep it as a record for our own protection after seeing that the Southern Title Company sees the receipt so they will certify to the map. They must see the receipt before they will do so.

E.F.

C
O
P
Y
SAN DIEGO COUNTY WATER COMPANY

724 South Spring Street,
Los Angeles, California.

October 23, 1924.

Southern Title Guaranty Co.,
San Diego, California.

Gentleman: Attention Mr. H. E. Crane,

Your letter of October 21st addressed to San Diego County Water Company, attention Mr. Griffith Henshaw, concerning charge for certain certificates, has been referred to me.

The letter of escrow instructions, under date of May 9th, referred to in the copy of letter from Col. Fletcher which you sent us, provides in effect that Mr. Henshaw was to pay the cost of continuing the certificate from the time of the execution and recording of Fletcher's deed to him. In other words, it was the usual provision for carrying the title on from the seller to the purchaser. The letter did not provide either for the payment of the cost of an original certificate which would show the title in Fletcher, nor a continuation of an old certificate which might have been issued to Fletcher showing the title in him. We are willing to pay such part of the cost of the Certificate as should properly be apportioned to the covering of the transfer from Fletcher to Henshaw. This will be in accord with the intention of the parties and the general custom as well, as you are no doubt advised.

The certificates referred to, and which we have show that they are original certificates and not in any sense continuations, so that that is no basis whatever for Fletcher to say that the entire cost should be borne by Mr. Henshaw. Fletcher, according to the understanding and the custom in such matters, should pay the cost of showing title in him up to the time of the execution of his deed to Henshaw, and Henshaw will pay only the cost of the search from the time of Fletcher's deed to him so as to place the title in his name, which I am sure would be a very small part of the total expense.

Yours very truly,

(signed) Henry J. Stevens.

file

[W/ HENSHAW-FLETCHER
S. DIEGO LAND TRADE
FILE
CEM
November 14, 1924.

Southern Title Guaranty Co.,
San Diego, California.

Gentlemen: Attention Mr. Seare

Relative to Order No. 58520 please let things remain in status quo until settled by mutual agreement or until January 1st, 1925.

Yours very truly,

EF:JMM

COPY

SOUTHERN TITLE GUARANTY COMPANY

Of San Diego, California.

Offices, Southern Title Building, 940 Third Street

Amount \$40,000.00

Order No. 62176
LE.

GUARANTEE

After a careful examination of the official records of the County of San Diego, State of California, except those hereinafter mentioned, in relation to the record title to that certain tract of land hereinafter described, the

SOUTHERN TITLE GUARANTY COMPANY

A Corporation, having its principal place of business in the City of San Diego, County of San Diego, State of California.

hereby GUARANTEES in a sum not to exceed Forty Thousand ----- Dollars that said title, as appears from said records, is vested in

Ed Fletcher,

by deed to him dated, December 7, 1924.

Free from all encumbrances except:

1. State and County taxes for the year 1925 now a lien, but not payable until October.
2. Second installment of State and County taxes for the year 1924, now due and payable. Assessment Roll 27, pages 8 and 10.
3. Right of way for the pipe lines and aqueducts of the San Diego Flume Company, a corporation, its successors or assigns.

4. A mortgage executed by Ed Fletcher and Mary C. B. Fletcher, husband and wife, to secure their note, or the renewal or renewals thereof, for Twenty Thousand Dollars (\$20,000.00), in favor of Charles Sterling Judson, dated December 7, 1924, payable in semi-annual installments of \$5,000.00 or more on the seventh day of each June and December, beginning June 7, 1925, with interest from date at six per cent. per annum, payable quarterly, such installments to be applied entirely to the payment of said principal and the interest on such principal to be paid in addition to such installments, which said mortgage was filed for record April 4, 1925.

DESCRIPTION.

The Southwest Quarter of the Southwest Quarter and the North Half of the North Half of Section One; the Northeast Quarter; the Northwest Quarter of the Southeast Quarter; the East Half of the Southeast Quarter and the Northeast Quarter of the Northwest Quarter of Section Two; and the North Half of the Northwest Quarter of Section Twelve; all being in Township Fourteen South, Range Two East, S. E. M.

Also the South Half of the Southeast Quarter of Section Thirty-five and all

of Section Thirty-six in Township
Thirteen South, Range Two East, S. B. M.,
in the County of San Diego, State of
California.

THIS GUARANTEE DOES NOT INCLUDE AN EXAMINATION OF OR
REPORT ON:

First: Any ordinance or action by any governmental or public agency for the purpose of regulating, restricting or controlling the occupancy or use of the land herein described, or any building thereon.

Second: Municipal Records and Liens created by the act of any city, other than the City of San Diego.

Third: Proceedings for municipal or district improvements by local assessment, unless such assessment has become a record lien.

Fourth: Irrigation, Drainage, Reclamation, Protection, Sanitary and Levee District Records.

Fifth: Mining Locations, Existing Roads, Reservoir Sites, Easements for Water Locations and Rights reserved in U. S. Patents.

Sixth: The validity of any Easement, Lease, Declaration of Homestead, Attachment, Public Assessment, Tax Sale or Money Judgment mentioned herein.

The Southern Title Guaranty Company shall not be liable for any defect of title shown of record and not noted herein, until the certified owner has suffered loss of the property or some part thereof, or interest therein by the final judgment of a court of competent jurisdiction, and said Company has been given full opportunity to defend such action. Written notice shall be given

to said Southern Title Guaranty Company within thirty days after the discovery of any cloud on, or defect in the title, and said Company shall be given full authority to prosecute or defend, at its own expense, any action necessary to remove such cloud or defect.

IN TESTIMONY WHEREOF, the SOUTHERN TITLE GUARANTY COMPANY has caused these present to be duly signed by its President, and attested by its Secretary under its Corporate Seal this Fourth day of April, 1925, at Nine o'clock A. M.

SOUTHERN TITLE GUARANTY COMPANY

(S E A L)

By A. P. Johnson, Jr. President.

63176

376/340

Attest R. S. Reed
Secretary.

Sec. 35-13-2E 640				Sec. 36-13-2E 640			
4 39.85	3 40.26	2 40.68	1 41.09	4 41.14	3 40.61	2 40.49	1 40.16
Sec. 2-14-2E 641.38				Sec. 1-14-2E 642.60			
				Sec. 12-14-2E 640			

Plat showing location of

all of Section 36,
Township 13 South, Range 2 East,
and portions of Sections 1, 2 and 12 in Town-
ship 14 South, Range 2 East, S. B. M.

No 62176

Southern Title

Guaranty Co

Certificate of
Title

To

Lake Helena and

Eagle Creek Lands

Mortgage

Recorded Apr 4 '75

In Book 436-150

of Mortgages

Edman 187

to Chas

Stirling Judson

December 9, 1924.

Southern Title Guaranty Company,
San Diego, California.

Gentlemen:

Relative to Escrow Order No. 58520, they will
be modified as follows:

I am returning the agreement relative to the Fenton
lands and the San Dieguito Water Company will add the 120
acres to the legal description, and I am agreeable to the
change whereby I only have a one-fourth interest in the
Chapman lands instead of a one-half interest, and the mortgage
will be changed accordingly. The mortgage note will be changed
to \$7475 instead of \$11,990.

Regarding the other matter in the escrow, the hunting
and fishing agreement, this will remain in statu quo with you
subject to orders from the San Dieguito Water Company and myself.

Yours very truly,

EF:KLM

Mr. Ed Fletcher: We acknowledge receipt of agreement mentioned
above and modification of escrow instructions.

SOUTHERN TITLE GUARANTY COMPANY

H. C. Lane

December 18, 1924.

Southern Title Guaranty Co.,
San Diego, California.

Gentlemen:

Inclosed find signed agreement by me dated
December 18th cancelling the agreement of sale dated
September 18, 1924 and recorded September 30, 1924
between the San Dieguito Water Company and Ed Fletcher,
which agreement you may file of record when I approve
a new agreement between the San Dieguito Water Company
and myself substantially covering the same property
with 120 acres to be added, I reserving the right to
recall this agreement from you within thirty days from
date in case I am not satisfied with the new agreement.

Yours very truly,

E. Fletcher

EF:AH

Mr. Ed Fletcher:

We acknowledge receipt of the above instructions
and instrument, and will follow out your instructions.

Southern Title Guaranty Company,

By *Ed H. Lane*

December 20, 1924.

Southern Title Guaranty Co.,
San Diego, California.

Gentlemen:

Escrow No. 58520

Regarding Escrow No. 58520, please extend
the time to January 15, 1925.

Yours very truly,

EF:KLM

cc - Mr. HJS

1925
January 5, 1925.

Southern Title Guaranty Company,
San Diego, California.

Gentlemen:

We hereby authorize you to pay the demand
of W. S. K. Brown the sum being \$518,464.96.

Also to pay M. C. Healion \$15,250 for demand
of release of mortgage;

Also pay to the Lakeside Commercial Savings
Bank the sum of \$4176.00 the demand for release of
Otto Harcks mortgage.

Also pay the demand of the San Diego Consolidated
Gas & Electric Company the sum of \$15,216.98.

Yours truly,

EF:KLM

January 9, 1925.

Southern Title Guaranty Co.,
San Diego, Calif.

Gentlemen:

I hereby appoint Mr. Ed Fletcher, my agent
in all matters pertaining to the Mix-Franks Escrow, and authorize
you to recognize his signature on any instructions in relation
thereto.

Yours very truly,

G. F. Taylor

Just
Escrow No. 1329-30-31

January 14, 1925.

Southern Title Guaranty Co.,
San Diego, Calif.

Gentlemen:

I enclose herewith two signed copies of the
contract between San Dieguito Water Company and myself
relative to the hunting and fishing on Lake Hodges.
Please do not deliver these contracts until instructed
in writing by me so to do.

Yours very truly,

E. Fletcher

Mr. Ed Fletcher:

We acknowledge your signature to the two con-
tracts above specified and will follow out your instructions.

SOUTHERN TITLE GUARANTY CO

By *Ed A. Lewis*

(Edwin Johnson)

STATEMENT

SAN DIEGO CALIFORNIA

2/1/25

S. D. Water Co. Ed Fletcher DR

TO- SOUTHERN TITLE GUARANTY COMPANY

940 THIRD STREET. PHONE MAIN-6380

DATE	ORDER NO	DESCRIPTION	AMOUNT	AMOUNT
------	----------	-------------	--------	--------

<i>Jan. 1.</i>		<i>Balance</i>	<i>448.49</i>	
----------------	--	----------------	---------------	--

The San Diego Co. Water Co. paid their part of these charges and claims this balance is due from you.
S. T. G. Co.

February 12, 1925.

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

My dear A. P.:

I owe you on Feb. 13th \$1,000. There is some money coming to me, several hundred dollars, under escrow No. 58453 and 58505. Will you please transfer that and apply it on this note.

They are making some more sales of four or five lots and there will be some more money coming in very shortly. If you need the full amount of the note paid off, let me know and I will send you a check, but if agreeable I would like to let the rest of it run.

Yours truly,

RF:KLM

February 16, 1925.

Southern Title Guaranty Co.,
San Diego, Calif.

Gentlemen:

Enclosed herewith find instructions from
Perle Willis to pay me any commissions due him until
further orders.

Yours very truly,

HP:HEM

ESCROW INSTRUCTIONS.

San Diego, California, March 1925.

UNION TITLE COMPANY,
CITY.

Gentlemen:

We hand you herewith contract between Mr. JOHN TREANOR,
of Los Angeles, California, and Mr. ED FLETCHER, of San Diego,
California, dated March 5, 1925.

This contract provides for the execution of numerous
instruments to be deposited with you under the terms of the
contract in escrow and when the last instrument is so deposited
then said instruments are to be delivered to the respective
parties; and each of the parties now has a copy of the contract
which has been executed in duplicate.

The instruments which are to be deposited with you
on the part of Ed Fletcher and wife, and which are to be delivered
to John Treanor are as follows:

1. Cancellation of Fletcher-Henshaw agreement regarding
Solana Beach;
2. Cancel notes in favor of Southern Trust and
Commerce \$10,000 and \$4,000, marked paid. Cancel note in
favor of First National Bank of Los Angeles in the amount of
\$20,000, marked paid;
3. Any and all other notes signed jointly by Fletcher
and/or Henshaw and/or Treanor in connection with Solana Beach
cancelled and marked paid;
4. Adequate releases to Treanor and Henshaw from
Trust Deed to Southern Trust and Commerce Bank securing the \$10,000
and \$4,000 notes above referred to;

5. Adequate releases from any other trust deeds, mortgages, or instruments relating to Solana Beach;

6. Grant deed to Treanor and Henshaw conveying Parcels 2 to 17 inclusive as said parcels are marked in deed from Henshaw to Treanor and Fletcher, executed Dec. 30, 1921 recorded Book 875 page 404, San Diego County;

7. Fletcher is to give bill of sale on boating equipment at Lake Hodges;

8. Assignment Fletcher's interest in J. B. Hayes contract to purchase;

9. Assignment Fletcher's interest in Moreno contract to purchase;

10. 90 day note of Fletcher (or cash) in the amount of \$465, said amount subject to adjustment;

11. Grant deed one-sixth (1/6) interest Fletcher-Mellor Kerckhoff-Salmons land;

12. Grant deed, full interest Fletcher-Salmons lands;

13. Conveyance of all interest in 200 acres Section 15, South of Lake Henshaw;

14. All receipts, assignments, contracts, etc., pertaining to the 200 acres in Section 15;

15. Grant deed to Chapman property above 395 foot contour;

16. Grant deed to Taylor interest in balance of Barnett property;

17. 50 shares preferred stock and 25 shares common stock San Diego County Water Company endorsed in blank;

18. Grant deed to one-half (1/2) interest in Carroll Damsite property;

19. Grant deed to Bernardo Acres;

20. Grant deed to Lake Hodges Grove Acre;

21. Fletcher-Hinshaw agreements and leases cancelled by both parties;

22. San Dieguito Water Company-Fletcher agreement, re: hunting, fishing, and boating now in escrow, cancelled by Fletcher (2 originals);

23. San Dieguito Mutual Water Company-Fletcher agreement, re: hunting, fishing and boating on Lake Hodges, cancelled by Fletcher;

24. Bill of sale for balance of personal property San Pasqual and Pratt Ranches;

25. Assignment to John Treanor and Griffith Henshaw of all insurance policies on buildings and improvements, policies delivered through escrow.

The instruments which Mr. Treanor is to deposit with you for delivery to Ed Fletcher and wife, are as follows:

1. Quitclaim deed Solana Beach;
2. Cancellation of Henshaw-Fletcher contract to purchase;
3. Assignment, Treanor and Henshaw to Fletcher, of interest in sales contracts;
4. Agreement, easement for highway;
5. Deed, Treanor and Henshaw to Mrs. Fletcher, one (1) acre south of Lake Henshaw;
6. Agreement to deed one (1) acre to Salmons;
7. Agreement to give easement for highway;
8. Lease to Hinshaw covering Bernardo and Hodges Grove Acres;
9. Agreement with Hinshaw regarding hunting, boating and fishing on Lake Hodges;
10. Grant deed, Treanor to Fletcher, seventy-six (76) acres Carroll property.

These instruments are all to be in your possession and to be delivered on or before the 5th day of April, 1925.

The above all subject to the understanding that Ed Fletcher collects his proportion of the revenue from rentals and concessions to date of transfer.

These instructions are signed by the attorneys for the respective parties.

Attorneys for JOHN TREANOR

Attorneys for ED FLETCHER

Mr. Ed Fletcher:

We acknowledge receipt of the instruments to be delivered from Ed Fletcher mentioned above, also Southern Title Guaranty Company Certificate of Title No. 53460 covering Bernardo Store property.

X
These instruments are all to be in your possession and to be delivered on or before the 5th day of April, 1925.

These instructions are signed by the attorneys for the respective parties.

Attorneys for JOHN TREANOR.

Attorneys for ED FLETCHER.

Er...
March 7, 1925.

Southern Title Guaranty Co.,
San Diego, Calif.

Gentlemen:

Will you kindly bring ^{down} the certificate on the following described property. We already have a base search. Show it in the name of C. F. Taylor.

"All that portion of that certain tract of land designated "M. Barnett" in the Rancho San Bernardo, in the County of San Diego, State of California, as said "M. Barnett" Tract is shown on Licensed Survey Map 180, on file in the office of the Recorder of San Diego County, State of California, and more particularly described as follows:

Beginning at a point in the center line of the County Road known as "County Highway Relocation Route 3, Division 1", said point being also Station 201+69.19 per map of said road, which is on file in the office of the Recorder of San Diego County, State of California, and running thence North 5° 55' East, 623.6 feet; thence South 84° 05' East 200.0 feet; thence South 5° 55' West, 348.42 feet to a point in the center of aforementioned road; thence following the center line of said road in a Southwesterly direction along a curve concave to the Southeast having a radius of 300 feet; a distance of 187.9 feet to the end of said curve; thence South 32° 36' West 158.6 feet to the point of beginning, containing 2.10 acres and subject to an easement for County road purposes as recorded in Book 751, pages 59 and 61 respectively, of Deeds, Records of San Diego County, State of California.

The premises herein conveyed being subject to easements for County road purposes as recorded in Book 751, pages 59, 61 and 174 of Deeds, Records of San Diego County, California."

Yours very truly,

EF:KLM

March 10, 1925.

Southern Title Guaranty Co.,
San Diego, California.

Gentlemen:

Relative to Trust F-21, please make a deed to John Treanor and Griffith Henshaw, of my undivided one-sixth interest in the following described property:

The Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-three (23); Lot One (1) in the Southwest corner of Section Thirteen (13); Lots Two (2), Three (3) and Four (4), and the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Fourteen (14), all in Township 11 South, Range 2 East, S. B. M., all in San Diego County, California.

Relative to Trust No. 304, please make a deed to John Treanor and Griffith Henshaw of my interest in the following described property:

Lot Five of Section Ten (10); Lot One (1) of Section Fourteen (14); Lot One (1) and the Northwest Quarter of the Northeast Quarter of Section Fifteen, Township 11 South, Range 2 East, S.B.M.

This last described property formerly stood a quarter interest in Ed Fletcher, a quarter interest in Frank A. Salmons, a quarter interest in T. O. Anderson, and an undivided one-eighth each in E. O. Hodge and R. H. Gunnis. I have acquired all of their interest.

Yours very truly,

EF:KLM

Feb. 24, 1925

Southern Title Guaranty Co.,
San Diego, Calif.

Gentlemen:

This is your authority to transfer to Ed
Fletcher, on demand, all my right, title and interest
in Trust No. 304, known as the Grande property,
136.78 acres.

Yours very truly,

FRANK A. SALMONS



SOUTHERN TITLE GUARANTY COMPANY

SAN DIEGO, CALIFORNIA

March 11th
1925

Mr. Ed Fletcher,
920 8th St.,
City.

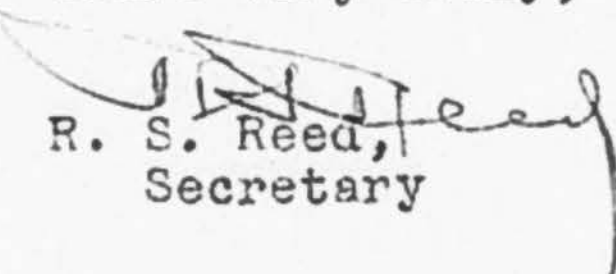
Dear Sir: In re Order No. 62045

Confirming our telephone conversation of this
date, we are proceeding with the Continuation
of the Guaranteed Title No. 46840, covering
a portion of Sections 19 and 20, Township 10 S,
Range 3 West, also a portion of Fairview.

The charge for this Continuation will be \$50.00.

This matter will receive our very early atten-
tion.

Yours very truly,


R. S. Reed,
Secretary

R
S
R

e
f

P. S. This Title has been sent to us
by Frank H. Titus of Los Angeles and
unless we receive his instructions to
deliver same to you, we will be com-
pelled to return the Guarantee to
Mr. Titus.

March 21, 1925.

Southern Title Guaranty Co.,
San Diego, Calif.

Gentlemen:

Enclosed find instructions regarding deeds
to be issued by your company. Please let me have these
deeds by Monday.

Yours very truly,

EF:KLM

Mr. Ed Fletcher:

We acknowledge receipt of the
instructions mentioned above.

Ed Fletcher
Johnson

3-21-25

March 24, 1925.

Southern Title Guaranty Co.,
San Diego, California.

Gentlemen:

Enclosed herewith find description of
"Lake Hodges Oak Grove Store Tract". Please make
a certificate of title covering this property,
showing free and clear in the name of Ed Fletcher.

I would appreciate having it as soon
as possible.

Yours very truly,

EF:KLM

P. S. You have a base search. Kindly make the continuation
a new certificate.

SOUTHERN TITLE GUARANTY COMPANY

Ed Fletcher

62297

In re your Orders No. 59215-6.

That portion of the original description as originally submitted to you under the above number, wherein there is a certain exception made to the description, the said exception is hereby changed to read as follows:

EXCEPTING therefrom all that portion of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest quarter (NW $\frac{1}{4}$) of Fractional Section Five (5), Township Thirteen (13) South, Range Two (2) West, S. B. M., described as follows:

" Beginning at a point on the Easterly right-of-way line of that certain County Road designated as Road Survey No. 333-C, Escondido-Del Mar Road, map of said road being on file in the office of the County Surveyor of San Diego County, California; whence Station 807+34.20 on the center line of said road bears North 56° 01' West, 25.0 feet; thence leaving the Easterly right-of-way line of said road and running South 56° 01' East, 39.70 feet, more or less, to an angle point on the Westerly line of that certain tract of land conveyed by Ed Fletcher and Mary C. B. Fletcher, husband and wife, to Griffith Henshaw, husband of Irene R. Henshaw, by deed dated June 5, 1924, recorded in Book 1000 on page 461 of Deeds, records of San Diego County, California; running thence with said Westerly line of Henshaw;

- South 10° 52' West, 55.0 feet; thence
- South 15° 12' West, 49.0 feet; thence
- South 4° 05' East, 83.0 feet; thence
- South 17° 17' West, 52.0 feet; thence
- South 10° 06' West, 81.0 feet; thence
- South 23° 53' West, 111.0 feet; thence
- South 82° 35' West, 40.0 feet; thence
- South 12° 35' East, 187.0 feet; thence
- South 29° 25' East,

to a point of intersection with the 330 foot contour line designated by United States Geological Survey datum, thence following said 330 foot contour line, Northerly and Westerly to a point where said 330 foot contour line intersects the Southerly right-of-way line of the aforesaid Road Survey No. 333-C, from whence a point known to be Station 797+52.2 on the center line of said County Road Survey, bears North 22° 02' West 25.0 feet, thence following the South Easterly right-of-way line of said County Road Survey No. 333-C, to the point of beginning.

Ed F.
Op'ly The above description within the quotation marks you will use in my order No 62297

(signed) Ed Fletcher

Lake Hodges Oak Grove Tract.

March 26, 1925.

Order No. 58520

Southern Title Guaranty Company,
San Diego, California.

Gentlemen:

This is your authority to deliver to the Union Title Company for their escrow 139467, as per contract between Mr. John Treanor and Mr. Ed Fletcher dated March 5th, 1925, two copies of an agreement executed by the San Dieguito Water Company and Mr. Ed Fletcher relating to the boating, fishing and hunting privileges on Lake Hodges.

Yours very truly,

EP:HLM



SOUTHERN TITLE GUARANTY COMPANY

SAN DIEGO, CALIFORNIA

March 28
1
9
2
5

Cuyamaca

Received of Ed Fletcher the following
Numbered Guaratee Titles, viz.,

- No. 3534 ✓
- No. 19921 ✓
- No. 25364 ✓
- No. 26103 ✓
- No. 44283 ✓
- No. 52559 ✓
- No. 52672 ✓
- No. 55068 ✓

SOUTHERN TITLE GUARANTY COMPANY

By *J. A. Neely*
Secretary

April 1, 1925.

Southern Title Guaranty Co.,
940 Third Street,
San Diego, California.

Gentlemen:

Answering yours of March 30th, will say that this arrangement is satisfactory based on one-half of one percent on the liability, whatever is agreed on, up to \$500,000. The certificate to be kept open until the deal is consummated and the property deeded to the district, payment to be made when the deal is consummated and we receive our money.

I wish you would please go at it immediately for there is every indication that we will need the certificate to close the deal at an early date, and I want to know what clouds, if any, there are to be eliminated in advance of the issuing of the certificate which is not to be issued until everything is put in escrow.

I am also including Certificate #52560. A small piece of this land will be flooded.

I will have to return these certificates, #52559, #52670 and #52560 to the San Diego Savings Bank who have the property included in those certificates under a mortgage.

Yours very truly,

Ed Fletcher

EF:AH

We acknowledge receipt of certificate No. 52560
SOUTHERN TITLE GUAR. CO.

62459

By *H. C. Case*

(Copy)

Original in Mr. Mathews' files.

→ SOUTHERN TITLE GUARANTY COMPANY

San Diego, California

March 30th
1925

Ed Fletcher,
920 8th St.,
City.

Dear Sir:

We are in receipt of your inquiry regarding the cost of the issuance of a Guaranteed Title covering the various properties owned by the Fletcher-Murray interests, and being all or a portion of the property described in our Guarantees numbered as follows:

No.	3534
"	19921
"	25364
"	26103
"	44283
"	82559
"	52672
"	55068

which cover properties located in the

* Cuyamaca Rancho
La Mesa Colony
Grossmont Park
Various portions of Sections 7 & 8 T 15S R-2-E
Section 2, Twp 14S, R-2-E
Portion of El Cajon Valley Company's Land
Portion of Lots B-E Subdivision of Portion
of Lot 70, Rancho Mission, San Diego.

We will issue one Unlimited Guarantee Title covering all of said property, vesting same as appears of record at the present writing for the sum of \$2500.00 with the liability limited to \$500,000.

Trusting you will favor us with this order, we are
Yours truly,
R. S. REED
Secretary

RSR:ef

April 4, 1925.

Southern Title Guaranty Co.,
San Diego, California.

Gentlemen:

I am under the impression that the continuation of my interest in the Kerckhoff-Keller-Salmons-Fletcher land has been ordered, but if not, will you kindly bring down a certificate showing an undivided one-sixth interest in the following described property in your name under Trust F-21:

The Northeast Quarter of the Northeast Quarter of Section Twenty-three; Lot 1 in the Southwest corner of Section Thirteen; Lots two, three and four and the Southwest Quarter of the Southeast Quarter of Section Fourteen, all in Township 11 South, Range 2 East, S.B.M. all in San Diego County, California.

I would appreciate it if you could let me have this certificate at the earliest possible moment.

Yours very truly,

KIM

Received letter

SOUTHERN TITLE GUARANTY COMPANY

Hee

#62497

April 14, 1925.

Southern Title Guaranty Co.,
San Diego, California.

Trust No. 1330

Gentlemen:

Relative to Trust No. 1330 with Lake Cuyamaca Resort, Inc., will say, for a period of six months from date of April 1st, 1925, you are authorized to pay to the Lake Cuyamaca Resort all of the first twenty (20) percent of the monies collected from the sales of property, seventy-five (75) percent of this 20% to be applied on commissions to sales agents, and twenty-five (25) percent to be used for all other expenses connected with the project, Willis and Taylor to get the benefit of this change.

This modification in no way changes the date of payment of any principal or interest as specified in our original escrow agreement.

Yours very truly,

EF:KLM

May 1st, 1925.

Southern Title Guaranty Company,
San Diego, California.

Gentlemen:

Will you kindly execute a deed to me covering the following described properties:

1/4th Interest in:
(Hooper) ----- Lot 2 of Section 2, Township 11 South Range 4 West, S. B. M., and the Southwest Quarter of the Southeast Quarter of Section Thirty-five, Township 10 South, Range 4 West, S. B. M.

Subject to right of way over the Southwest Quarter of the S. E. Quarter of Section 35 for road purposes as granted the county of San Diego by deed recorded in Book 325, Page 356 of Deeds.

1/4th Interest:
(Craig) ---- Lot 4 of the Rancho Guajome, in the County of San Diego, State of California, as delineated on the Partition Map made and filed in the office of the County Clerk of San Diego County, attached to and made a part of the Referee's report in the action in partition in the Superior Court of the County of San Diego, State of California, No. 10201 wherein Susan G. Coats was plaintiff, and Richard O'Neill and others were defendants, described as follows:

Beginning at a post on the North line of Rancho Guajome, in the County of San Diego, State of California, said post being North 56° 45' West 3960. feet distant from the Northeast corner of said Rancho Guajome, thence from said post at the point of beginning South 33° 15' West 1320 feet to a post, thence North 56° 45' West 660 feet to a post; thence South 33° 15' West 1320 feet to a post, thence North 56° 45' West 3962 feet to a post; ~~thence South 33° 15' West 1320 feet to a post; thence North 56° 45' West 660 feet to a post;~~ to a post in fence on South side of the County Road, thence Northeasterly and following along said fence on South side of County Road, to its intersection with fence on North line of Rancho Guajome, thence along fence on North line of said Rancho Guajome South 56° 45' East 3240 feet to a post at the point of beginning.

Subject to an easement for right of way for road purposes over the premises herein described granted by J. A. Graves to the County of San Diego by deed dated January 3, 1900, recorded in Book 257, page 493, of Deeds and described as follows:

Beginning at the Southeast corner of Lot four and running on a true line North 56° 45' West 3762 feet and being a strip of land 20 feet wide along the South boundary of Lot 4; also continuing on the same course through Lot 4, 560 feet to an intersection with the Pala and San Luis Rey County Road and being a strip of land forty feet wide through the Southwest corner of said Lot 4 all as originally created by the decree and as shown on Map filed in the County Clerk's office, showing the partition of the Rancho Guajome, in accordance with the decree of the Superior Court of San Diego County in case No. 10201, Susan G. Coutts vs Richard O'Neil, et al.

(Carroll Properties - 1/2 interest) Lots Three (3), and Four (4), in Section Eight (8); the Southwest Quarter of the Southwest Quarter of Section Eight; the Southeast Quarter of the Southeast Quarter of Section Seven; and the Northeast Quarter of the Northeast Quarter of Section Eighteen, all in Township Thirteen South, Range 2 West, S.B.M.

EXCEPTING THEREFROM all portions of the above described property lying below an elevation of 330 feet above sea level, U.S.C.S. datum. Approximately 76 acres.

Please send the deeds covering these properties to the Union Title Company, re Escrow No. 139647 FCF, getting their receipt for same. Your prompt attention to this will be appreciated.

Yours very truly,

EF:ZLM

No revenue required

SOUTHERN TITLE GUARANTY COMPANY, a corporation, organized under the laws of the State of California and having its principal place of business in the City of San Diego, County of San Diego, State of California, for and in consideration of Ten Dollars;

DOES HEREBY GRANT TO Ed Fletcher all that real property situated in the County of San Diego, State of California, bounded and described as follows:

An undivided half interest in Lots Three (3) and Four (4) in Section Eight (8) of Township Thirteen (13) South, Range Two (2) West, S. B. B. & M., Excepting any portion thereof lying below an elevation of 330 feet above sea level, according to the United States Government datum.

An undivided one-fourth interest in Lot Two (2) of Section Two (2) in Township Eleven (11) South, Range Four (4) West, S. B. B. & M.;

An undivided one-fourth interest in the Southwest Quarter of the Southeast Quarter of Section Thirty-five (35) in Township Ten (10) South, Range Four (4) West, S. B. B. & M.

ALSO, an undivided one-fourth interest in Lot Four (4) of the Rancho Guajome, in the County of San Diego, State of California, as delineated on the Partition Map made and filed in the office of the County Clerk of said San Diego County, attached to and made a part of the Referee's report in the action in partition in the Superior Court of the County of San Diego, State of California, No. 10201, wherein Susan G. Coutts was plaintiff and Richard O'Neil and others were defendants, described as follows:

Beginning at a post on the North line of Rancho Guajome, in the County of San Diego, State of California, said post being North 56° 45' West 3960 feet distant from the Northeast corner of said Rancho Guajome; thence from said post at the point of beginning South 33° 15' West 1320 feet to a post;

thence North 56° 45' West 660 feet to a post; thence South 33° 15' West 1320 feet to a post; thence North 56° 45' West 3762 feet to a post; thence South 33° 15' West 1320 feet to a post; thence North 56° 45' West 1678 feet to a post in fence on South side of the County Road; thence Northeasterly and following along said fence on South side of the County Road, to its intersection with fence on North line of Rancho Guajome; thence along fence on North line of said Rancho Guajome South 56° 45' East 3240 feet, to a post at the point of beginning.

TO HAVE AND TO HOLD the above granted and described premises unto the said Grantee, his heirs and assigns forever, subject to all encumbrances.

IN WITNESS WHEREOF, the Southern Title Guaranty Company has caused this deed to be signed by its President and Secretary, and its corporate seal to be attached thereto, this 6th day of May 1925.

SOUTHERN TITLE GUARANTY COMPANY

By Edwin Johnson Vice President

R. S. Reed Secretary

STATE OF CALIFORNIA,
County of San Diego. | ss

On this 6th day of May in the year one thousand nine hundred and twenty-five

before me, L. J. Williams, a NOTARY PUBLIC in and for said COUNTY, personally

appeared Edwin Johnson, known to me to be the Vice PRESIDENT, and

R. S. Reed, known to me to be the SECRETARY

of the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the CORPORATION therein named, and acknowledged to me that such corporation executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this CERTIFICATE first above written.

L. J. Williams
NOTARY PUBLIC IN AND FOR THE COUNTY OF SAN DIEGO STATE OF CALIFORNIA

② 140440

25173

mail to Guaranty
920 8th St City

GRANT DEED

INDEXED

Southern Title Guaranty Company

TO

Ed Fletcher

Dated MAY 6th, 1925.

RECORDED AT REQUEST OF
UNION TITLE INSURANCE CO.
MAY 23 1925
At 9 o'clock A. M.

In Book No. 1091 Page 262

Of DEEDS

Records of San Diego County, Calif.

JOHN H. FERRY, County Recorder

By *[Signature]* Deputy

Fee \$ 1.10

COMPARED:

Laurie Granderson
DEPUTY COUNTY RECORDER



SOUTHERN TITLE GUARANTY COMPANY

SAN DIEGO, CALIFORNIA

July 6, 1925.

RECEIVED OF, W. S. K. BROWN, as Executor of the last will
and testament of James A. Murray, deceased, the following:

Deed from Brown as Executor to
Ed Fletcher, dated July 2, 1925.

Preliminary Instructions.

SOUTHERN TITLE GUARANTY COMPANY

By 

July 16 1925.

Southern Title Guaranty Company,
San Diego,
California.

Gentlemen:.

This will be a memorandum accompany-
ing my more formal letter of even date.

I thought it advisable to add to the
first page of Mrs. Murray's deed that she was the
surviving widow of James A. Murray deceased. I
have also added to the description on page 15
the following matter:

It being the intent of the grantor
Mary H. Murray to transfer by this in-
strument such title as she may have
acquired through the estate of said
James A. Murray deceased, together with
any additional title she may have ac-
quired by operation of law or otherwise
since the death of said decedent.

I have made the latter addition, first
because it is the only title she ever had, and
second because she has never seen an abstract of
the property nor have we anything in our office
with which we can check the description, and there
may be something tucked away in the deed which does
not appear of record in the estate proceeding. An
added important reason however, which you and Mr.
Fletcher will readily note, is that the partnership
has not been fully liquidated. By this you will
note at once that I am considering the force of the
word "grant" as employed. The instrument however
is full and complete as a transfer for all purposes
as the only title Mrs. Murray can possibly have is
that which she derains through the estate.

Very truly yours,

WSKB:F

cc to Charles F. Stern Esq.
Ed Fletcher Esq.

July 16 1925.

Southern Title Guaranty Company,
San Diego,
California.

Gentlemen:

Enclosed you will please find deed of Mary H. Murray surviving widow of James A. Murray deceased to Ed Fletcher of the County of San Diego, conveying certain properties the assets of Guyamaca Water Company, being the same property described in the deed from myself as executor to the same grantee sent you of date July 2nd.

For the same reason found in my letter of July 2nd it is impossible for me to give you firm instructions concerning this deed. You will therefore please hold it pending instructions.

Enclosed you will also find tentative instructions from Mrs. Murray the grantor.

Please acknowledge receipt.

Very truly yours,

WSKB:F

cc to Charles F. Stern Esq.
Ed Fletcher Esq.

July 16 1925.

Southern Title Guaranty Company,
San Diego,
California.

Gentlemen:

Subject to instructions from me and W. S. K. Brown, executor of the will of James A. Murray deceased and my attorney, there is handed you this day my deed to Ed Fletcher of the County of San Diego conveying and transferring certain property the assets of Guyamaca Water Company a dissolved partnership.

With regard to this instrument you are instructed as follows:

Upon payment to the said W. S. K. Brown in his capacity as executor of the will of James A. Murray deceased of the sum of money hereafter designated by him you will deliver this deed to the grantee, otherwise or upon other supplemental instructions from the said W. S. K. Brown as executor you will return the same to him.

Very truly yours,

cc to Charles F. Stern Esq.
Ed Fletcher Esq.

July 27, 1925.

Southern Title Guaranty Company,
940 Third Street,
San Diego, California.

Attention: Mr. A. P. Johnson

Gentlemen:

Relative to the Mix and Franks Escrow Nos. 58455 and 58505, the agreement definitely calls for a reservation in all deeds that the property shall be used only for residential purposes.

I have been informed that you have executed some deeds without making such reservations. I suppose you realize what a mistake this is when I am making every effort in the world to protect my hotel and camp grounds from competition, and if you have issued any deeds without that reservation, it has been your mistake for it was not in the contract of sale, and without my consent.

Will you please see that this is corrected, for you are responsible for the error if any deeds have gone out without that restriction.

Yours very truly,

C. H. TAYLOR

By

Agt.

EF:AH



SOUTHERN TITLE GUARANTY COMPANY

SAN DIEGO, CALIFORNIA

July 27, 1925.

In reply please refer to
Order No. 64320 - EAS.

Mr. Ed Fletcher,
92 Eighth St.,
San Diego, Calif.

Dear Sir:

Enclosed please find recorded deeds and data sent to us by you. Please sign copy of same and return to us.

Yours very truly,

A handwritten signature in cursive script, appearing to read "Ed A. Sears".

Ed A. Sears,

Assistant Title Officer.

EAS:V

August 3, 1925.

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

My dear Mr. Sears:

Enclosed find letter from Mr. R. H.
Channing, Jr., that is explanatory. Please prepare
the deeds as per their request.

I am returning the original deeds for
your guidance.

Please rush this matter, and oblige

Yours very truly,

EF:KEM

Received letter and deeds

SOUTHERN TITLE GUARANTY CO.

By

Ed A. Sears

August 13, 1925.

Southern Title Guaranty Co.,
San Diego, California.

Attention Mr. A. P. Johnson, Jr

Gentlemen:

Relative to Escrow Nos. 58455 and
58505, I wrote you on July 27th, 1925 in relation to
your having deeded out certain lots without the
reservations as agreed to in said Escrow, and so far
have received no reply.

It is vital to our property that
these reservations be adhered to and in deeding the
same you certainly exceeded your authority under
the terms of the escrow.

Will you please immediately
proceed to acquire these lots and re- deed them subject
to the reservations, restrictions and conditions
agreed to in said escrow. I will assist you in any
way possible and so will Mix & Franks, or the Lake
Cuyamaca Resort people, but immediate action must be
taken.

Please let me hear from you in re-
lation thereto.

Yours very truly,

C. H. TAYLOR

EF:KEM

By

AGENT

August 13, 1925.

Southern Title Guaranty Co.,
San Diego, California.

Attention Mr. A. P. Johnson, Jr.

Gentlemen:

Relative to Trust 1530, I wrote



SOUTHERN TITLE GUARANTY COMPANY

SAN DIEGO, CALIFORNIA.

August 14, 1925.

Mr. Ed Fletcher,
920 8th Street,
San Diego, California.

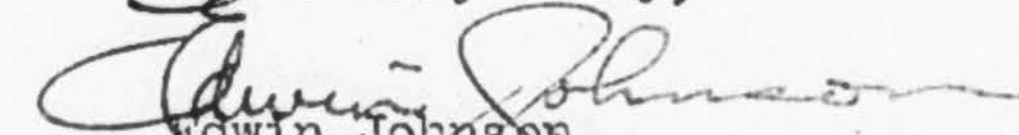
Dear Sir:

In reply to your letter of August 13th, regarding the Deeds which you claim we have issued without restrictions regarding the placing of one house to a lot, will state that the restrictions contained in the Deeds are the same restrictions as contained in the Contract which is signed by the Buyer and the Seller. These Contracts were furnished us for our use and were approved by both you and the Lake Cuyamaca Resort people.

The Contracts we are now using which were recently furnished us have been changed to cover this point.

We will be very glad to cooperate with you in every possible way to have this property re-deeded with these restrictions.

Yours very truly,


Edwin Johnson,
Vice President.

EJ:S.

August 17, 1925.

Southern Title Guaranty Co.,
940 Third Street,
San Diego, California.

Attention: Mr. Edwin Johnson

Gentlemen:

Answering yours of August 14th, will say that the statement in your letter that these contracts were furnished us for our use and were approved by both myself and the Lake Cuyamaca Resort people is not correct so far as any deeds or contracts are concerned except the one approved in writing by me as agent for Mrs. Taylor, and the Title Company will be held responsible for any damage for issuing any contracts excepting under the terms and conditions specified in the trust agreement in escrow with you.

Yours very truly,

EF:AH

August 29, 1925.

Southern Title Guaranty Co.,
San Diego, California.

Attention Mr. Edwin Johnson.

Dear Sir:

Enclose find list of names of those to whom lots were sold and through an error of your company deeds were given without the restrictions as per our escrow instructions.

Chas. W. Winters, % Son. Calif. Baking Co.	Lot 86.
L. J. Olmstead, 4044 Orange Ave. East S.D.	" 4 & 87.
Rosa E. McQuigg, 2718 B St. San Diego,	" 45.
Police Relief Assn., San Diego,	" 173 & 174.
F. W. Arnold, 3682 Park Blvd. San Diego,	" 73.
J. H. Novak, & Roy A. Novak, 3221-18th St. S.D.	" 92.
C. Vonder Lippe, 4377 El Cajon, East S. D.	" 100.

Will you please in giving a deed to any of the above parties see us as we think the form of deed, restrictions and condition should be approved in writing by us; otherwise you will be held responsible for damage in relation thereto.

I am referring to escrow No. 58453 and escrow No. 58505.

Very truly yours,

EF:LF

September 21, 1925.

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

Dear Sir:

I submit herewith reservations to be incorporated in the deed from Ed Fletcher and Mary C. B. Fletcher, husband and wife, to the La Mesa, Lemon Grove and Spring Valley Irrigation District, which we now have in escrow:

"Excepting and reserving, nevertheless, unto the grantors, their heirs and assigns, the sole and exclusive right and liberty at all times for a period of fifteen (15) years from and after the first day of September, A.D. 1925, of hunting fishing, and boating privileges on and about the said property hereinbefore described as Parcel No. 1, commonly known as "Cuyamaca Lake and Reservoir Site," such right and liberty to be held and exercised under and in accordance with the terms and provisions of a written agreement entered into by and between said grantor and grantee under date of September 1, 1925."

"Also excepting and reserving unto the said grantors their heirs and assigns, the sole and exclusive right and liberty at all times for a period of fifteen (15) years from and after the creation of a lake or reservoir of water upon the land hereinbefore described as Parcel No. 2, commonly known as the "Fletcher Reservoir Site," of hunting, fishing and boating privileges on and about the said property, such right and liberty to be held and exercised under and in accordance with the terms and provisions of a written agreement entered into by and between said grantor and grantee under date of September 1, 1925;"

"Also excepting and reserving unto the said grantors, their heirs and assigns, the sole and exclusive right and liberty at all times for a period of fifteen (15) years from and after the creation of a lake or reservoir of water upon the land hereinbefore

described as Parcel No. 7, commonly known as "El Capitan Reservoir Site," of hunting and fishing and boating privileges on and about the said property, such right and liberty to be held and exercised under and in accordance with the terms and provisions of a written agreement entered into by and between said grantor and grantee under date of September 1, 1925."

"Also subject to the following reservation and contingency, to-wit: In the event the grantee, its successors or assigns, fails or neglects within a period of ten (10) years from the 5th day of April, 1924, to erect or construct upon the dam site hereinabove described, and commonly known as "Fletcher dam and reservoir site," a substantial and permanent dam to a height of one hundred and seventy-five (175) feet, then and in such an event all of the property hereinabove described being within what is commonly known as the "Fletcher dam and reservoir site," lying between the 995 and the 1015 contour, U.S.C.S. Datum, shall revert to and vest in the grantors, their heirs or assigns; provided, however, that upon the construction within said ten (10) year period of such dam upon the said property to a height of one hundred and seventy-five (175) feet, then this reservation shall cease and be of no further force and effect. It being understood that the above reservation is based upon the bench mark "Nail high point of concrete, top of diverting dam", being elevation 815.93, U.S.C.S. Datum.

Also subject to the reversionary rights of Abbie Louisa Waterman and Helen Jane Waterman of that portion of land lying in Lot D, Cuyamaca Rancho, as provided in a deed from R. W. Waterman to the San Diego Flume Company recorded in Book 188, page 141 of Deeds, records of San Diego County, which provides in case said premises or any portion thereof are used for other purposes or cease to be used for reservoir purposes, the same shall revert to said grantor, his heirs or assigns."

"Also subject to all easements or rights of way heretofore granted for County roads, highways, public power transmission lines and other public or quasi-public easements or rights of way of record."

Yours very truly,

Ed A. Sears,

Assistant Title Officer.

APPROVED:

Southern Title Guaranty Company:
You are hereby authorized and directed to insert in our deed of June 22nd, 1925, the signatures of the parties hereto to the above reservations as per your letter of September 21, 1925.

By John C. Scott Secretary
By Ed Fletcher Sole Surviving Partner
CUYAMACA WATER COMPANY
LA MESA, LEMON GROVE & SPRING VALLEY IRRIGATION DISTRICT
H. A. Hall Pres.

San Diego, California.
October 9, 1925.

Mr. W. S. K. Brown, Administrator,
James A. Murray Estate,
315 Montgomery Street,
San Francisco, California.

Dear Sir:

On _____ you deposited with us certain deed to Ed Fletcher covering the properties of the Cuyamaca Water Company. You have not given us your instructions as yet as to the amounts that are payable or the conditions in relation thereto.

In a short time it is expected that the money will be available to make the final payment and pay you in full.

A copy of the contract between Charles F. Stern, Ed Fletcher and yourself has been filed with this company. I am sending you a copy of the agreement which has been filed with us. According to our interpretation of the agreement based on a final settlement and payment in full to you as of date of December first, 1925, you would be entitled to the following: interest in full to December first, 1925, amounting to \$8,250, being interest from September first, 1925 to December first, 1925. Also you would be entitled to the sum of \$550,000, being the \$150,000 payment due on the first of June, 1926, and the \$400,000 being the payment due on the first of June, 1928, less the following discounts:

On the June first, 1926 payment - discount \$ 3,750
On the June first, 1928 payment, 2½ years
at 5 percent on \$400,000 - 50,000
making a total discount of \$53,750 from the payments of principal, leaving the amount \$496,250 as of December first, 1925.

In addition thereto, you are entitled to the sum of \$8,250 in the shape of a note given by Charles Stern and Ed Fletcher as of date of September first, 1925, with interest on same to December 15th, amounting to \$123.75, making a grand total due you of \$512,873.75.

Kindly let us know if this is your interpretation of the contract, and if so, will you kindly give us written instructions to conform at as early a date as possible, and oblige,

Yours very truly,
SOUTHERN TITLE GUARANTY COMPANY

Per _____

Date

October 10, 1925

In reply please refer to
Our Order No. 62459-EAS

Mr. W. S. K. Brown, Attorney at Law,
Administrator of the Estate of
James A. Murray, Deceased,
315 Montgomery St.,
San Francisco, Calif.

Dear Sir:

On July 16, 1925 you forwarded to us a deed covering the Cuyamaca Water System executed by Mary H. Murray, surviving widow of James A. Murray, Deceased, to Ed Fletcher. You have not given us your instructions as yet as to the amount of your demand for the delivery of said deed. It is expected in a short time that the money will be available to pay your demand in full.

From the contract between Charles F. Stearns, Ed Fletcher and yourself, it appears that on a final settlement and payment in full to you on December 1, 1925, you will be entitled to the following:

Amount due June 1, 1928, - - - - -	\$400,000.00
Amount due June 1, 1926, - - - - -	150,000.00
	Total, - - - \$550,000.00
Int. on same from Sept. 1, 1925 to Dec. 1, 1925, - - -	8,250.00
	Total, - - - \$558,250.00
Less the following discounts:	
Interest on \$150,000 due June 1, 1926 @ 5% for 6 months, - - -	\$ 3,750.00
Int. on \$400,000 due June 1, 1928 @ 5% per annum for 2½ years, - - -	50,000.00
	Total discount, - - - \$53,750.00
Remainder due December 1, 1925, - - - - -	\$504,500.00

In addition thereto you are entitled to the sum of \$8250.00 in payment of a note given by Charles F. Stearns and Ed Fletcher as of date September 1, 1925, with interest

-2-

on same to December 15, 1925, amounting to \$123.75, making a total of \$6373.75.

Thus, from the data we have in hand, the amount of your demand for December 1, 1925 shows a total of \$512,873.75. Please let us know at your earliest convenience if this amount is correct according to your data.

Thanking you for your cooperation and any courtesies shown in this matter, we are,

Very truly yours,

Ed A. Sears,

Assistant Title Officer.

EAS:V

October 20, 1925.

Southern Title Guaranty Company,
San Diego, California.

Gentlemen:

Enclosed herewith find quitclaim deed from Mr. Tahar to C. F. Taylor, which please record first. Then please record the enclosed deed from C. F. Taylor to Tahar, sending the quitclaim after recording to the office of Ed Fletcher, 920 8th Street, and the recorded deed from Taylor to Tahar to George Malette, Commonwealth Building, City.

Yours very truly,

EF:KLM

Mr. Ed Fletcher:

We acknowledge receipt of quitclaim deed from Tahar to Taylor and Grant deed from Taylor to Tahar, and will follow your instructions relative to same.

SOUTHERN TITLE GUARANTY COMPANY

Ed Fletcher OCT 20 1925

October 28, 1925

Southern Title Guaranty Company,
San Diego, California.

Gentlemen:

This letter is authority and instruction for you to issue Deed and Certificate of Title to Lot 51 Lake Cuyamaca Resort, in favor of L. J. Turner without further consideration, and in accordance with agreement reached between Ed. Fletcher and the undersigned. The basis of settlement being as follows:

Price of Lot	\$550.00	
Less 20% Commission	<u>110.00</u>	
Balance	\$440.00	
1/2 to Ed. Fletcher		\$220.00
1/2 to Lake Cuyamaca Resort		<u>220.00</u>
		\$440.00

A copy of this letter is being sent to Mr. Fletcher, who will approve same and forward to you.

Very truly yours,

LAKE CUYAMACA RESORT, INC.

BY _____
E. E. Mix (Pres)

EMM:LN

Southern Title Guaranty Company,
San Diego, California.

Gentlemen:

I hereby approve the foregoing.

Ed. Fletcher



SOUTHERN TITLE GUARANTY COMPANY

SAN DIEGO, CALIFORNIA

November 10, 1925.

Mr. Ed Fletcher,
920 8th Street,
San Diego, California.

Dear Sir:

Re: Order No. 65762-WWE.

Under date of October 31st, we received a letter from the Lake Cuyamaca Resort signed by E. E. Mix, President, in which we are instructed to issue Deed and Certificate covering Lot 51 of Lake Cuyamaca Resort, in favor of L. J. Turner without further consideration. They also state that in accordance with an Agreement between yourself and the Lake Cuyamaca Resort, you would also instruct us to Deed to Mr. Turner without consideration.

Kindly let us hear from you at your earliest convenience and oblige,

Yours very truly,

W. W. Easton
W. W. Easton,
For the Company.

WWE:S.

OK. Ed. F.

November 13, 1925.

Southern Title Guaranty Co.,
San Diego, California.

Trust 1330

Gentlemen:

Relative to Trust No. 1330 with Lake Cuyamaca Resort, Inc., please refer to my instructions of April 14, 1925 wherein for a period of six months you were authorized to pay to the Lake Cuyamaca Resort all of the first 20 percent of the monies collected from the sales of property. This modification was only temporary and expired on the 30th day of September, 1925. You failed to notice this in sending us a statement for October, but I will waive this, but in the future you will please send me my portion of the monies collected in accordance with the terms of the original escrow agreement.

Yours very truly,

ED FLETCHER, AGENT

By

KLM

November
Fourteenth
1925

Southern Title Guaranty Company,
Southern Title Building,
San Diego,
California.

Gentlemen:

Answering yours regarding 65762-W-W-E, will say that this is our understanding and is satisfactory — with this exception, that the 20% commission arrangement has expired and was not renewed.

Yours very truly,

EF:F

*cc. Lake Cuyamaca Resort
Mr. Turner*

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

"PAPERS RELATING TO THE TRANSFER OF CUYAMACA WATER CO. (A CO-PARTNERSHIP) TO THE CUYAMACA WATER CO. (A CORPORATION)"

- M. E. FLETCHER to ED FLETCHER, January 16, 1924
regarding stocks
- REED, R. S. to Fletcher, September 17, 1925
regarding issuance of "Unlimited Guarantee Title"
- SHROP, W. B. to Fletcher, March 19, 1926
regarding property acquired by Cuyamaca Water Co.
- SLOANE, H. G.:
to Secretary of State from Sloane, March 15, 1926
to Fletcher from Sloane, March 19, 1926
- SOUTH TITLE GUARANTEE CO., March 23, 1926
original letter and final copy letter to Fletcher
- STERN, CHARLES F., March 23, 1926
from Fletcher regarding the issuance of stock, also
an attached note regarding stock issuance



SOUTHERN TITLE GUARANTY COMPANY

SAN DIEGO, CALIFORNIA

February 12, 1926.

Mr. Ed Fletcher,
920 8th Street,
San Diego, California.

Dear Sir:

Re: Trust No. 1330-WWE.

We have received a letter from the Lake Cuyamaca Resort in which we are instructed to Deed Lot 9 of Unit No. 1, Lake Cuyamaca Resort, to W. T. Corbusier. Their letter stating that there will be no money transfer in this deal, the lot being released by Mr. Ed Fletcher in accordance with understanding of six months ago. They inform us that the price of the Lot to Mr. Corbusier is \$300.00, making the release price \$150.00, which \$150.00 is to be charged against release money previously paid to you in excess of the amount required for other lots released.

If this arrangement meets with your approval, kindly so signify by signing the approval and acceptance of a copy of this letter enclosed herewith.

Thanking you for your early attention in this matter, we are,

Yours very truly,
W. W. Easton
W. W. Easton,
For the Company.

WWE:S.

This is your authority to deed the above described Lot to W. T. Corbusier on the above terms. February 24, 1926

ED FLETCHER, Agent.

220
150
370

March 23, 1926.

Southern Title Guaranty Company,
San Diego, California.

Gentlemen:

Enclosed herewith find Certificates of Title
Nos. 68308, 68309, 68310, 68311, 62459, 62459, 62459,
62459, 62459, 62459, 62459, 53746, also deed from
Ed and Mary C. B. Fletcher to Cuyamaca Water Company,
a corporation. If same is in proper form, please
record it, charging to Cuyamaca Water Company, a
corporation, and bring certificates down, showing the
property in the name of the Cuyamaca Water Company.

for descriptions of these properties see Cuyamaca Water Co's hands I Cuyamaca

Yours very truly,

EF:KLM

We acknowledge receipt of the 12 certificates listed
above, also deed.

MAR 23 1926

SOUTHERN TITLE GUARANTY COMPANY

done, E. Matheo

69375 to 69386 Inal

THE SAN DIEGO SAVINGS BANK

N. E. CORNER FIFTH AND E STREETS

SEP 17 1925

San Diego, Cal.,

*Lot B-7
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*Ed Fletcher,
920 - 8th St,
San Diego Calif*

Dear *Mr.* - In connection with loan made by
you for \$ *8500*

we find there is missing from our files
*Certificate of title
Port Mission Rancho*
for which we hold your receipt dated *March 28-1925*
agreeing to return same within *15* days.

Please give this your immediate attention.
Yours very truly
C. W. WILSON, Cashier

Loan No. *7902*

NOTE DEPARTMENT

P. 24, 28-10-16

(Copy)

Original in Mr. Mathews' files.

SOUTHERN TITLE GUARANTY COMPANY

San Diego, California

March 30th
1925

Ed Fletcher,
920 8th St.,
City.

Dear Sir:

We are in receipt of your inquiry regarding the cost of the issuance of a Guaranteed Title covering the various properties owned by the Fletcher-Murray interests, and being all or a portion of the property described in our Guarantees numbered as follows:

No.	3534
"	19921
"	25364
"	26103
"	44283
"	52559
"	52672
"	55068

which cover properties located in the

Cuyamaca Rancho
La Mesa Colony
Grossmont Park

Various portions of Sections 7 & 8 T 15S R-2-E
Section 2, Twp 14S, R-2-E
Portion of El Cajon Valley Company's Land
Portion of Lots B-E Subdivision of Portion
of Lot 70, Rancho Mission, San Diego.

We will issue one Unlimited Guarantee Title covering all of said property, vesting same as appears of record at the present writing for the sum of \$2500.00 with the liability limited to \$500,000.

Trusting you will favor us with this order, we are

Yours truly,
R. S. REED
Secretary

RSR:ef

LAKE CUYAMACA RESORT
10 Horne Building
Long Beach, Calif

July 21, 1926.

Southern Title Guaranty Co.,
San Diego, Calif.

Gentlemen:

Please issue deed to Rosa E. McQuigg for Lot #179, Lake Cuyamaca Resort Inc., without any consideration, as per agreement with Ed Fletcher.

Very truly yours,

LAKE CUYAMACA RESORT, INC

E. E. Mix, Pres.

RF/EEM

Approved by

Ed Fletcher by Henry E. Fletcher Attorney at Law
Ed Fletcher

*Release from
1925*

1925, 5089

12/31/26

The SOUTHERN TITLE GUARANTY COMPANY, a California Corporation with its principal place of business at San Diego, State of California, does hereby give to the COUNTY OF SAN DIEGO of the State of California the right and license to use a right of way for public road purposes across and over the following strip of land situated in San Diego County, State of California, in which said SOUTHERN TITLE GUARANTY COMPANY has an undivided one-half interest, particularly described as follows, to-wit:

That portion of the northwest quarter of the northeast quarter of Section 4, Township 13 South, Range 4 West, contained within the following described boundaries, to-wit:

Commencing at the southeast corner of said portion of said Section 4; thence North Eighty-seven degrees, Nine minutes, Fifteen seconds (87° 09' 15") West a distance of Five Hundred Eighty-three and Eight hundredths (583.08) feet to a point of beginning; thence North Two degrees, no minutes (2° 00') East a distance of Four Hundred Twenty-nine and Fifty-two hundredths (429.52) feet to a point; thence along the arc of a curve concave to the east having a radius of Fifty and no hundredths (50.00) feet and tangent at its point of beginning to said last mentioned course at its point of ending; through an angle of Seventy-six degrees, (76°) a distance of Sixty-six and Thirty-two hundredths (66.32) feet to a point; thence North Seventy-eight degrees, no minutes (78° 00') East a distance of Three Hundred Forty-six and Forty-one hundredths (346.41) feet to a point; thence North Sixty-eight degrees, Forty minutes (68° 40') East a distance of One Hundred Forty-seven and Fifty-seven hundredths (147.57) feet to a point; thence North Four degrees, Forty minutes (4° 40') West a distance of Forty-one and Seventy-five hundredths (41.75) feet to a point; thence South Sixty-eight degrees, Forty minutes (68° 40') West a distance of One Hundred Fifty-six and Twenty-nine hundredths (156.29) feet to a point; thence South Seventy-eight degrees, no minutes (78° 00') West a distance of Four Hundred Twenty-three and Seventy hundredths (473.70) feet to a point; thence South Two degrees no minutes (2° 00') West a distance of Four Hundred Ninety-six and Fifty-one hundredths (496.51) feet to a point; thence South Eighty-seven degrees, Nine minutes, Fifteen seconds (87° 09' 15") East a distance of Fifty and no hundredths (50.00) feet to the point of beginning.

Containing One and Seven hundredths (1.07) acres more or less.

IN WITNESS WHEREOF, the SOUTHERN TITLE GUARANTY COMPANY, has caused these presents to be executed by its duly authorized officers and its seal to be affixed this _____ day of _____, 192__.

SOUTHERN TITLE GUARANTY COMPANY,

By _____ Vice-President,

By _____ Secretary

December 31, 1926.

Southern Title & Trust Company,
San Diego, California.

Gentlemen:

Enclosed herewith find easement to the County of San Diego over land owned by Frank Salmons and Ed Fletcher. We hereby authorize you to execute this easement and ask you to forward same to the South Coast Land Company, 912 Garland Building, Los Angeles, California, at your convenience.

Yours truly,

STATE OF CALIFORNIA)
COUNTY OF _____) SS.

ON THIS _____ day of _____, 19____,
before me, _____, a Notary Public in
and for said County, personally appeared _____
_____, known to me to be the _____ President
and _____, known to me to be the _____
Secretary of _____, the Corporation
which executed the within and annexed instrument, and acknow-
ledged to me that such Corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand
and affixed my official seal in said County the day and year
in this certificate first above written.

Notary Public in and for said
County and State.

January 24, 1927

Southern Title Guarantge Co. ✓
San Diego, Calif.

Gentlemen:

Please put in a separate trust the lands not sold to Mix & Frack. I am referring to the lands in Lot D, Cuyamaca Rancho, which I bought of the Murray estate, and which you hold in trust for me. This is your authority to transfer this trust covering all the unsold lands whereby one-half of this unsold land will remain in me and one-fourth in Charles F. Stearn and one-fourth in F. M. White and Mary White.

Mr. Ed Fletcher will act as my agent in this matter.

Yours very truly,

EF:EL

Handwritten notes:
Ed Fletcher
8.1.1927
at 1/2 of 100
- 8 = 100
- 1 = 20
1000
0.8
1000
- 1000 = 0.8

January 31, 1927.

Attention: Mr. Sears

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

Re Trust 1329

Gentlemen:

Please deed to Ed Fletcher, Trustee, all of the land that was deeded to you by Mary H. Murray, excepting the 100.30 acres in trust No. 1330 to go to Mix & Frank, and the two acres to A. B. Tahar, in Lot "D".

This letter cancels the instructions in letter of January 24, 1927.

Yours very truly,

C. F. Taylor

KLM

April 11, 1927.

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

My dear Mr. Sears:

I have gone thru our files and have not been able to find a letter from you regarding Trust 1330-the Lake Cuyamaca Resort matter. From my notes of your talk with me over the phone I find that you said that any way the matter was cleaned up a quitclaim deed from Mix and his wife, and Mr. Franks and his wife would be necessary. Mr. Turner says that he can get this quitclaim signed, and I am enclosing another deed which I have prepared. Colonel Fletcher asks that you check this up and if o. k. send it to Turner and he will get the required signatures and the matter can then be cleaned up to show in Ed Fletcher, Trustee.

We gave Mr. Turner a copy of this deed several weeks or more ago and he promised at that time to get it signed up promptly, but has lost it and I have written another.

As I understand the matter they are to quitclaim everything under these trusts excepting the 100 acres which they bought and are paying for.

Yours very truly,

KLM

E. E. MIX and

husband and wife

J. E. FRANKS AND

HUSBAND AND WIFE
Ten -----

SOUTHERN TITLE & TRUST COMPANY

a corporation

the

That portion of Lot "D" of Cuyamaca Rancho, in the County of San Diego, State of California, according to the partition map thereof, described as follows:

COMMENCING at the Northwest corner of said Rancho, being corner No. 1 of said Lot "D", thence East 30 chains to Corner No. 2; thence South One Hundred Twenty Chains to Corner No. 3; thence East Ninety chains to Corner No. 4; thence South, twelve degrees East 48.55 chains to post; thence South Eighty three degrees West 20.15 chains to Corner No. 13; thence North Seventy-six degrees West 61.80 chains to Corner No. 14; thence North Sixty-six and one-half degrees West 86.40 chains to Corner No. 15; thence North 2 3/4 degrees East 11.70 chains to Corner 16; thence North twenty degrees East 114.30 chains to point of commencement, exception therefrom the following described portion, to-wit:

COMMENCING at a point on the South boundary of Lot "D" North 82 degrees 35' East 1329.9 feet from Corner No. 13 of said Lot; thence 82 degrees 35' West 1329.9 feet to Corner no. 13; thence North Seventy-seven degrees 13' West 1369 feet to oak post in rock mound marked "T Y" on North and "T" on South; thence South Eighty-nine degrees and 13' East 504.8 feet; thence South Seventy-nine degrees and 40' East 880.7 feet; thence North Seventy-four degrees and 57' East 408.5 feet; thence South Eighty degrees and 7' East 571.4 feet; thence North Thirty-six degrees 13' East 451.5 feet; thence South Nine degrees and 40' East 344.5 to point of commencement.

Excepting the following described portion to-wit:
Commencing at the Southeast corner of Lot "M" of the Partition of the Rancho Cuyamaca and as shown in Book 43 page 309 of Deeds, records of San Diego County; thence West along the Southerly line of said Lot "M" 913.54 feet for the true point of beginning; thence South 9° 52' 30" East 2843.64 feet; thence North 81° 35' 50" West 19.4 feet;

thence South 49° 38' 40" West 389.98 feet; thence North 59° 54' 50" West 245.86 feet; thence North 16° 40' 10" East 396.92 feet; thence North 78° 19' 50" West 650.0 feet; thence North 35° 49' 50" West 147.46 feet; thence North 6° 40' 10" East 270.0 feet; thence North 83° 19' 50" West 90.0 feet; thence North 66° 19' 50" West 175.0 feet; thence North 54° 19' 50" West 175.0 feet; thence North 42° 19' 50" West 60.0 feet; thence South 4° 40' 10" West 260.0 feet; thence North 65° 19' 50" West 514.42 feet; thence North 9° 52' 30" West 1873.56 feet more or less to the Southerly line of Lot "N" of said Partition of the Rancho Cuyamaca; thence East along said Southerly line of Lots "N" and "M" 1861.35 feet to the point of beginning.

April 11, 1927.

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

My dear Mr. Sears:

I have gone thru our files and have not been able to find a letter from you regarding Trust 1330-the Lake Cuyamaca Resort matter. From my notes of your talk with me over the phone I find that you said that any way the matter was cleaned up a quitclaim deed from Mix and his wife, and Mr. Franks and his wife would be necessary. Mr. Turner says that he can get this quitclaim signed, and I am enclosing another deed which I have prepared. Colonel Fletcher asks that you check this up and if o. k. send it to Turner and he will get the required signatures and the matter can then be cleaned up to show in Ed Fletcher, Trustee.

We gave Mr. Turner a copy of this deed several weeks or more ago and he promised at that time to get it signed up promptly, but has lost it and I have written another.

As I understand the matter they are to quitclaim everything under these trusts excepting the 100 acres which they bought and are paying for.

Yours very truly,

KLM

E. E. MIX and

husband and wife

J. E. FRANKS AND

HUSBAND AND WIFE
Ten -----

SOUTHERN TITLE & TRUST COMPANY

a corporation

the

That portion of Lot "D" of Cuyamaca Rancho, in the County of San Diego, State of California, according to the partition map thereof, described as follows:

COMMENCING at the Northwest corner of said Rancho, being corner No. 1 of said Lot "D", thence East 30 chains to Corner No. 2; thence South One Hundred Twenty Chains to Corner No. 3; thence East Ninety chains to Corner No. 4; thence South, twelve degrees East 48.55 chains to post; thence South Eighty three degrees West 20.15 chains to Corner No. 13; thence North Seventy-six degrees West 61.80 chains to Corner No. 14; thence North Sixty-six and one-half degrees West 86.40 chains to Corner No. 15; thence North 2 3/4 degrees East 11.70 chains to Corner 16; thence North twenty degrees East 114.30 chains to point of commencement, exception therefrom the following described portion, to wit:

COMMENCING at a point on the South boundary of Lot "D" North 82 degrees 35' East 1329.9 feet from Corner No. 13 of said Lot; thence 82 degrees 35' West 1329.9 feet to Corner no. 13; thence North Seventy-seven degrees 13' West 1369 feet to oak post in rock mound marked "T Y" on North and "T" on South; thence South Eighty-nine degrees and 13' East 504.8 feet; thence South Seventy-nine degrees and 40' East 880.7 feet; thence North Seventy-four degrees and 57' East 408.5 feet; thence South Eighty degrees and 7' East 571.4 feet; thence North Thirty-six degrees 13' East 451.5 feet; thence South Nine degrees and 40' East 341.5 to point of commencement.

Excepting the following described portion to wit:

FIVE OF PACE AND SIX AND SEVEN TO THE POINT OF COMMENCEMENT
EXCEPTION OF THE REMAINDER OF THE TRACT DESCRIBED IN THE
1913 DEED WERE ON 1927 TO THE COMPANY A FIVE OF PACE AND SIX
AND SEVEN TO THE POINT OF COMMENCEMENT
DEED 22. 23. 24 AND SEVEN TO THE POINT OF COMMENCEMENT
DEED 20. 21 AND SEVEN TO THE POINT OF COMMENCEMENT
DEED 20. 21 AND SEVEN TO THE POINT OF COMMENCEMENT
DEED 20. 21 AND SEVEN TO THE POINT OF COMMENCEMENT
DEED 20. 21 AND SEVEN TO THE POINT OF COMMENCEMENT

its

our s s

February

7

April 11, 1927.

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

My dear Mr. Sears:

Miss May advises that she could not find a
copy of a letter which you wrote regarding the
Lake Cayamaca Resort matter

Mr. Sears of the title Company says re the Taylor trust
Guyaraca Lands

That you can assign a one-fourth interest in the
trust to Stern and a fourth to White, or you can take it out
of trust altogether, whichever you prefer. The assignment
would be simple matter and he would draw the papers for you.
In any event Lix & Frank should give you a quit claim deed.

Shall I get him on the phone for you?

June 3, 1927.

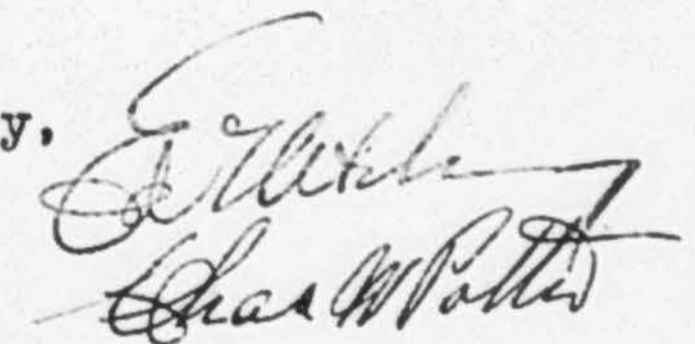
Southern Title & Trust Company,
San Diego, California.

Gentlemen:

Enclosed herewith find deed Charles W.
Potter and Jessie M. Potter to Ed Fletcher, conveying
certain properties in Township 13 South Range 4 East,
approximately 130 to 140 acres, which please record
when you can show this property free and clear of
encumbrances excepting state and county taxes due
and payable next fall.

The liability in this certificate to be
\$5,000.

Yours very truly,



Mr. Ed Fletcher:

We acknowledge receipt of the above mentioned
deed and instructions.

SOUTHERN TITLE & TRUST COMPANY

No. 76845

By B

JUN 3 1927

STATEMENT OF CUYAMACA LAKE RESORT

August 1st, 1927

Balance as of February 1st, 1927			\$13709.80
Principal 2/1/27	13709.80	Interest 2/1 to 3/11	\$109.30
Paid 3/11	<u>36.15</u>		
Paid 4/11	13673.65	" 3/11 to 4/11	79.76
	<u>539.32</u>		
Paid 5/11	13134.33	" 4/11 to 5/11	76.61
	<u>728.19</u>		
Paid 6/11	12406.14	" 5/11 to 6/11	72.37
	<u>268.10</u>		
Paid 7/13	12138.04	" 6/11 to 7/13	75.52
	<u>392.45</u>		
	11745.61	" 7/13 to 8/1/27	<u>38.83</u>
			\$ 452.39
Paid by check from Southern Title 8/11/27			<u>369.29</u>
Balance due on interest to Aug. 1st			\$ 83.10
<i>Paid 9/1/27</i>			<u>83.10</u>

76101

STATEMENT OF CUYAMACA LAKE RESORT

Feb. 1, 1928

Balance as of August 1st, 1927	- - - \$11,745.61		
Principal 8/1/27	\$11,745.61	Interest 8/1 to 9/12/27	\$ 95.91
Paid 3/11/27	<u>365.12</u>		
Paid 10/11	11,380.49	Interest 9/12/27 to 10/11	64.17
	<u>185.44</u>		
Paid 11/10	11,195.05	Interest 10/11 to 11/10	65.29
	<u>266.26</u>		
Paid 12/12	10,928.79	Interest 11/10 to 12/12	68.00
	<u>191.35</u>		
Paid 1/12	10,737.44	Interest 12/12 to 1/12	62.63
	<u>411.00</u>		
	10,326.44	Interest 1/12 to 2/1	35.79
			<u>\$391.79</u>
Paid by check 2/11/28 from Southern Title & Trust Co			<u>362.50</u>
		Balance of Interest due to 2/1/28	29.29

Payments of principal received to apply on \$5,000 payment due 2/1/28

Balance July payment	\$367.39
Sept. 12	365.12
Oct. 11th	185.44
Nov. 10th	266.26
Dec. 12th	191.35
Jan. 12th	411.00
	<u>\$1786.56</u>

Principal payment due 2/1/28	-----	\$5,000.00
Received	-----	<u>1,786.56</u>
Balance principal payment due 2/1/28		1213.44

Total amount due as per contract

Paid 2/13/28

	1213.44
	<u>\$1242.73</u>
	100
	1102.73
	47.
	<u>1055.73</u>

STATEMENT OF CUZAMAICA LAKE RESORT

August 1st, 1928.

Balance as of February 1, 1928	-----	\$10326.44	
Principal 2/1/28	\$10,326.44	Interest 2/1/28 to 3/12/28	\$ 84.53
Paid 3/12/28	<u>140.00</u>		
	10,186.44	" 3/12 to 3/13	1.98
Paid 3/13/28	<u>1,073.44</u>		
	9,113.00	" 3/13 to 4/11	51.38
Paid 4/11	<u>153.82</u>		
	8,959.18	" 4/11 to 5/11	52.26
Paid 5/11	<u>400.78</u>		
	8,558.40	" 5/11 to 6/13	54.92
Paid 6/13	<u>275.00</u>		
	8,283.40	" 6/13 to 7/13	49.72
Paid 7/13	<u>417.73</u>		
	\$7,865.67	" 7/13 to 8/1	27.53
Interest due to 8/1/28			<u>\$520.72</u>

Payments of principal received to apply on \$5,000 payment due 8/1/28

Paid April 11	\$153.82
May 11	400.78
June 13	275.00
July 13	417.73
	<u>1247.33</u>

Principal payment due 8/1/28	\$5,000.00
Received	<u>1,247.33</u>
Balance principal payment due 8/1/28	1,752.67
Interest due to 8/1/28	<u>520.72</u>
Total amount due as per contract 8/1/28	\$2,273.39

Pr on int 8/10th 91.38

Pr on int 9/12.

Pr 1/4/28

Prin
due)

\$1982.01
407.28
<u>1574.73</u>
1200
374.73
82.50
<u>292.23</u>
123.97

1752.67
1071.94
374.73

320.72
91.38
229.34

407.28
229.34
177.94

8168.91
917.4

179.84

29.81
73.44
102.73

76271

29.81
86.18
115.99

103 ~~5.44~~ / ~~101~~ 86.44
 .15
 .06
 1.75
 .70
 58.33
 23.33
 84.33

1.94
 .02
 .02
 1.92

94 ~~3.00~~ = .07
 .56
 50.75
 51.38

~~9.18~~ 9.18 ~~58.40~~ 58.40 828340

46.67 46.67 48
 5.25 4.67 1.17
 .34 2.72 46.67
 52.26 .29 48.32
 .34
 .02

7865.67 54.92

4.50
 2.80
 .23
 27.53

ED FLETCHER COMPANY
 1020 Ninth Street.

GUYAMACA LAKE RESORT

Balance due August 1st, 1928 -	\$7865.67	Interest 8/1 to 9/12	\$64.24
Paid 9/12	<u>177.94</u>		
	\$7687.73	" 9/12 to 10/9	40.36
Paid 10/9	<u>1200.00</u>		
	\$6487.73	" 10/9 to 10/11	2.52
Paid 10/11	<u>82.50</u>		
	\$6405.23	" 10/11 to 11/13	39.82
Paid 11/13	<u>123.32</u>		
	\$6281.91	" 11/13 to 12/11	34.21
Paid 12/11	<u>93.94</u>		
	\$6182.97	" 12/11 to 1/11	36.06
Paid 1/11	<u>37.50</u>		
	\$6145.47	" 1/11 to 2/1/29	22.71
			<u>\$259.92</u>
Total Interest due August 1st, 1928 to Feb. 1st, 1929			259.92
Balance due of \$3000 payment due August 1st, 1928			32.47
\$3000.00 payment due on principal Feb. 1st, 1929			3000.00
TOTAL AMOUNT DUE			\$3272.39

239.92
 3503
 4/19 Bal - 204.89

From old sheet -

Bal 32.47
 Pd 1/11 27.50
 4.97

12.50
 4.97
 7.53

239.92
 7.53
 232.39

32.47 ^{27.50} Paid
 4.97 Pd 3/12

32.47
 4.97
 27.50

~~392.42~~

1752.67 -
1200

552.67
177.94

374.73 Prind...

82.50

123.32

98.94

37.50

27.50

369.76

497

oil

320.72

91.38

229.34



SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

Oct. 20, 1927

Map for 2/21

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

Dear Col:

In response to your inquiry for cost of certifying to the Map of Fletcher Hills Unit No. 2, which we understand covers approximately 2300 acres of land, we desire to state that we will check and certify to the map at a cost not to exceed \$100, and if upon completion of this work we find that the labor covered by the search is not as difficult as we anticipate, we will adjust the cost accordingly, but in no event will it be greater than \$100.

We wish to emphasize the fact that this charge does not in any way cover the examination of the base title, which we understand was not made entirely by this Company, but only for the labor of examination and checking of the map itself.

After this map has been filed, we will issue subsequent Guarantees, providing there be no changes in the title between the date of the filing of the map and the issuance of any such Guarantees, with the possible exception of releases of mortgages, if there are to be any filed, upon the following basis:

\$7.50 for Guarantees containing one or 2 lots,
with liability limited to \$1500.

\$2.50 for each additional \$500 of liability
contained in the same Guarantee.

2. - - - - -

Relative to the map of Fletcher Hills Unit No. 1, which has been recorded, we will make and issue Guarantees at any time you desire to order same, upon the above named basis, namely:

\$7.50 for each Guarantee with liability
limited to \$1500

\$2.50 for each additional \$500.

The above quotations are upon a basis of certification as to lots and blocks only, and not to cover any metes and bounds descriptions.

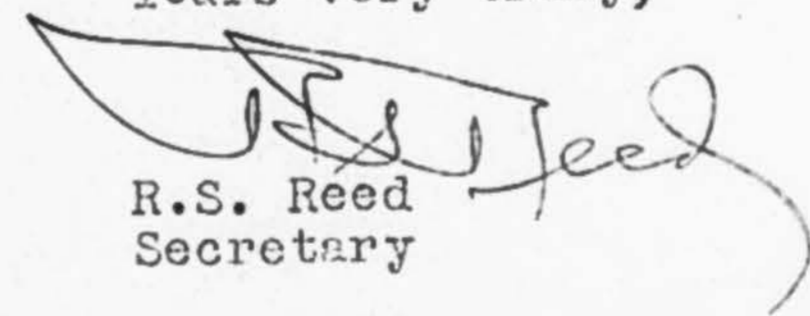
The prices for Guarantees which are described by metes and bounds are upon the following basis:

\$10.00 for the first \$1000 of liability

\$2.50 for each additional \$500 contained
in the same Guarantee.

Trusting that this will prove satisfactory, and that you will favor us with work, we remain

Yours very truly,


R.S. Reed
Secretary

RSR:as

July 30, 1928

Southern Title Guaranty Co,
San Diego,
California.

Attention Mr. Reed

Dear Mr. Reed:

There is a Mrs. Ludlum, I believe,
who owns the following described property.

• E 5 acres of the SE $\frac{1}{4}$ of the
NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 20,
Township 10 S., Range 4 E., S.B.M.

Will you please prepare a certificate
of title limiting the guarantee to \$500. I am considering
buying this and I wish you would look it over first
and see if there is any complications in the title
and give me a letter, otherwise, go ahead and finish
the job as soon as you possibly can.

Yours truly,

BF:AK



SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

August 10, 1928

Ed Fletcher Company,
920 Eighth Street,
San Diego, Calif.

Gentlemen: Re: Our Order No.83014-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 -

The heirs of
Evelyn M. Ludlum, deceased,
subject to the administration
of her estate.

Free from all encumbrances except:

County taxes for the fiscal year 1928-29, now a lien but
not payable until October.

Description

The East Half of the Southeast ^{Northwest Quarter of} Quarter of the
the Southwest Quarter of Section 20, Township
10 South, Range 4 East, S.B.M., in the County
of San Diego, State of California.

NOTE 1: In Book 535, page 119 of Deeds, appears the
record of a conveyance of said property from
E.E.Keyes and Mabel G.Keyes, his wife, to Ed Fletcher
dated September 7, 1911. At the time of said conveyance
the grantors had no interest in said property, nor have
they since acquired any title thereto. The interest of
said Ed Fletcher, if any, has since passed to and now
vests in the Grossmont Park Company, a corporation.

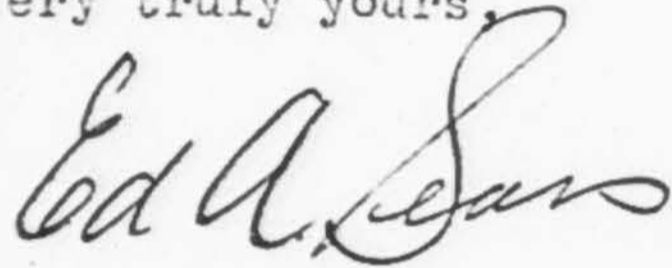
*Go ahead and
buy it. all right
D. P. Reed.
Get a deed from
the heirs, but if you
must run thru*

#83014-EAS
8-10-28
2.

NOTE 2: In Book 580, page 24 appears the record of the decree of distribution of certain property in the matter of the estate of Evelyn M. Ludlum, deceased, to Ed A. Sears; said decree of distribution shows that she died on or about December 4, 1902 in Los Angeles County.

Dated August 7, 1928
8:00 AM

Very truly yours,



Ed A. Sears,
Title Officer.

EAS:cv



SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

August 11, 1928

Ed Fletcher Co.
920 Eighth Street
San Diego, Cal.

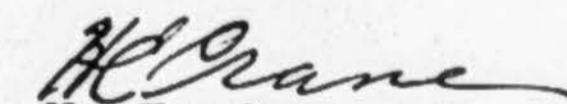
Dear Sir: Re: Order No. 83014

We are in receipt of your letter dated July 30th, in which you request our guarantee on E 5 acres of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 20, Township 10 S., Range 4 E., S.B.B.M.

We have listed your order under the above number, and will give it our earliest possible attention.

Thanking you for this order, we are,

Yours very truly,


H. E. Crane
Assistant Secretary

MB

201/2377



SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

August 14, 1928

Mr. Ed Fletcher
920 8th Street
San Diego, California

Dear Sir: Re: Our Order No. 83014 - EAS

In reply to your letter of August 13, 1928, will state, if I were buying the property, I would proceed to get a deed from Mildred Ludlum and Imogen A. Allen, the only heirs-at-law of Evelyn M. Ludlum; reopen the Ludlum Estate in Los Angeles County, which would probably take some twelve days, appoint a new Administrator (if the old one was discharged, if not he can still act and would not need to be reappointed), and have the property appraised and distributed direct to you, which would only take something like sixty days, ~~an~~ advertisement for creditors had been made under the old proceedings.

Another way is, open the Estate of Evelyn M. Ludlum, have the property appraised, have it sold by the Administrator and you file your bid with said advertisement, which would not be less than 90% of the appraised value, and have order confirming sale and deed from Administrator.

However, I prefer the first procedure as the second one opens it up to all bidders and probably longer proceedings than the other and you would likely have competition.

Hoping this is the information desired, we are,

Very truly yours,

Ed A. Sears
Ed A. Sears
Title Officer

EAS/mm

August 21, 1928.

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

My dear Mr. Sears:

Re: Trust 1550 Mix - Frank

In order that I may have a record for my files, will you please give me date, book and page of recording of quitclaim deed from Cuyamaca Lake Resort people to you covering everything in their agreement excepting the 100 acres they bought and are paying for.

This matter was handled sometime in 1927.

Yours very truly,

ED FLETCHER COMPANY

KLM

September 15, 1928.

Southern Title & Trust Company,
San Diego, California.

Attention Mr. Sears:

My dear Sears:

You were to let me know what it is going to cost to clear the title to the Ludlum property and were to write to Los Angeles in relation thereto. May I hear from you at an early date, and oblige

Yours very truly,

EF:KLM

October 5th
September 19, 1928.

Southern Title & Trust Company,
San Diego, California.

Order No. 85014

Attention Mr. Sears

My dear Mr. Sears:

Enclosed herewith find Mortgage signed by Mrs. Fletcher and myself covering the Ludlum 5 acres which I am buying. The mortgage notes have been sent to Miss Mildred Ludlum, and a request that she and Imogen A. Allen sign a grant deed conveying the property to Ed Fletcher and Mary C. B. Fletcher, husband and wife, as joint tenants.

You may record this mortgage when you can show the property free and clear excepting taxes due but not delinquent, in my name.

The liability in the certificate to be \$1500.00.

Yours very truly,

KLM

Mr. Ed Fletcher

We acknowledge receipt of the enclosed mortgage, and instructions.

Ed a Sears
10/6/28



SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

October 17, 1928

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

Friend Fletcher: Re: Our Order No. 83853-EAS

We have in hand an escrow covering the property listed under the above numbered order, being the N $\frac{1}{2}$ of the SW $\frac{1}{2}$ and the NW $\frac{1}{2}$ of the SE $\frac{1}{2}$ of Section 3, Township 15 South, Range 3 West, the property of one George P. Adams.

We find that there was an old Linda Vista Irrigation District sale covering an undivided half of said property to Charles B. Gould. Subsequently a deed was issued to Gould and then Gould deeded same to C.F. Taylor. However, it is doubtful whether the certificate of sale went to Taylor by reason of the general deed from Gould to William G. Henshaw. The interest, if any, acquired by Henshaw was later decreed to Ed Fletcher. Therefore we must have a deed from C. F. Taylor and Ed Fletcher and wife to eliminate this.

Very truly yours,

Ed A. Sears,
Title Officer

EAS:cv

November 21, 1928.

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

My dear Mr. Sears:

Answering yours of October 17th, Order 83853, delinquent taxes that were paid, plus interest allowed by law would give us \$500 or \$600, as I understand it, and we now have a deed to the property from the county. However, we will settle for the sum of \$311.25, which gives us the return of our money and interest, without the usual penalties.

If this is satisfactory, please notify us and we will put a deed in escrow.

Yours very truly,

EF:KLM

18.34
35.41
5103.75

103.75
207.50 - 1% a month to 11/1/28
311.25

103.75 days gain
12101-72 int 3/1/28 to 11/1/28
224.76

103.75
519
86
6.06
28
4848

6

103.75
7.26 25
16
4356
726
116.16
4.85
121.01

11-1-28
3-1-12
16 y-8

1245
415
830

103.75
12
20750
10375
124500
16
7470
1245
17920
830
20750

Ed Fletcher Papers

1870-1955

MSS.81

Box: 26 Folder: 16

**General Correspondence - Southern
Title Guaranty Company (then Southern
Title and Trust Company) - 1924 - 1928**



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