

January 18, 1927.

Mr. J. H. Taylor,  
40 West 40th Street,  
New York, N. Y.

Dear Sir: Re: Estate Teresa Carreno Taggiapietra

Regarding Lot 130 of Grossmont, would the Estate consider selling same at \$2000? If so, I will send \$250 down and \$250 each six months with 6% interest.

All of Grossmont has gone into an irrigation district, and the taxes will be considerably higher than in the past.

The irrigation district taxes on this lot have not yet been paid, amounting to \$3.75, and are now delinquent. Please send a check for this amount to the La Mesa, Lemon Grove, & Spring Valley Irrigation District, La Mesa, California.

Yours very truly,

EF:AG

J. HUBBERD TAYLOR  
ATTORNEY AT LAW  
40 WEST 40th STREET  
NEW YORK

February 17, 1927

Ed Fletcher Company  
920 Eighth Street,  
San Diego, California

Gentlemen:

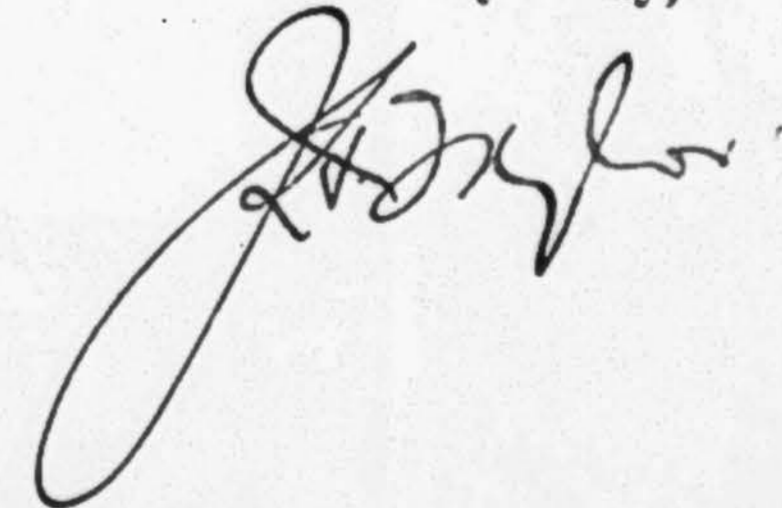
I received your letter of January 18th in connection with the Grossmont Lot, No. 130.

Owing to the fact that I have not yet been able to get in touch with one of the trustees, I am unable to advise you as to whether this offer is acceptable.

I am rather inclined, however, to think that the trustees would not accept it. The time of payment is too long. I think there would be a greater possibility of acceptance if you would agree to pay the amount offered at once.

I should be glad to hear further from you in this connection.

Yours very truly,



JHT/B

February 25, 1927.

Mr. J. H. Taylor,  
40 West 40th Street,  
New York.

Dear Sir:

Answering yours of the 17th,  
will say that I will change my offer as follows:  
\$250 down and \$250 each six months with interest,  
paying the entire amount in two years. You to  
furnish certificate of title showing the property  
is free and clear of encumbrance.

You will find any contract made  
with me is good, by writing the First National Bank  
of San Diego or the Bank of Italy.

Yours very truly,

EF:AG

*on or before 2 yrs  
\$250 each 6 mos*

J. HUBBERD TAYLOR  
ATTORNEY AT LAW  
40 WEST 40th STREET  
NEW YORK

May 16, 1927

Lot No. 130  
Grossmont Park No. 1

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

Gentlemen:

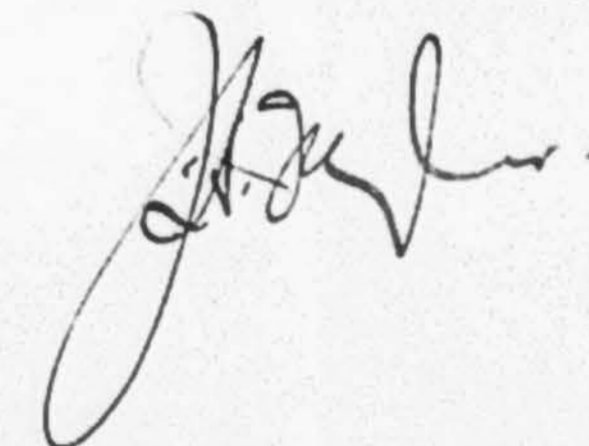
Estate of Teresa Carreno Taliapietra

Enclosed herewith is check of the Trustees in the amount  
of \$3.75 paying the Irrigation District tax bill forwarded in your  
letter of May 7th.

I wish to advise you that the Trustees accept your  
offer, contained in your letter of February 25th, 1927, providing  
the unpaid balance is put in the form of a note or mortgage. Of  
course the Trustees will furnish the necessary certificate of title.

Will you please forward to me your check for \$250.00, to-  
gether with signed contract.

Yours very truly,



JHT/B

*ATG  
S.B.*

May 24, 1927.

Mr. J. H. Taylor,  
40 West 40th St.,  
New York, N. Y.

Dear Sir:

Answering yours of May 16th, enclosed find  
check for \$250.00, the understanding being the  
purchase price of Lot 130 of Grossmont is \$2,000  
interest at 6 percent, commencing from this date.

I will order the certificate of title at  
your expense, which will be nominal, and as soon as  
the record shows just how the deed is to be signed  
I will prepare the deed for your signature. Mrs.  
Fletcher and I will execute the necessary mortgage  
notes and the entire matter can be closed up.

Yours very truly,

EF:KLM

*May 24 - 1927  
690 -  
in or before  
2 yrs*

J. HIBBERD TAYLOR  
ATTORNEY AT LAW  
40 WEST 40th STREET  
NEW YORK

June 3, 1927

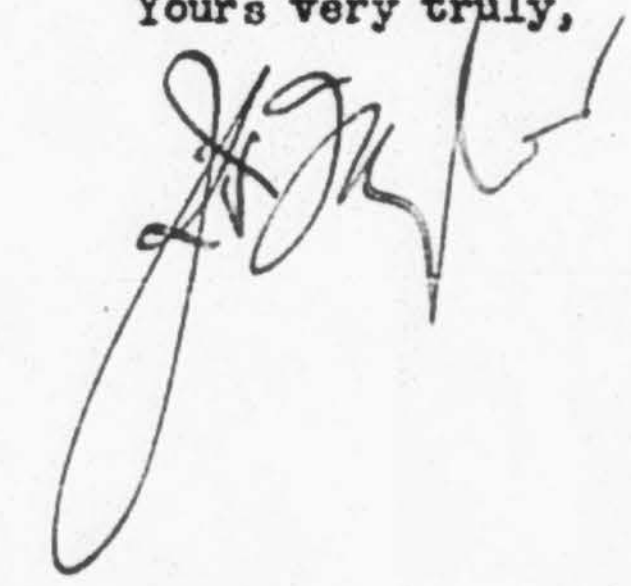
Mr. Ed Fletcher,  
920 Eighth Street  
San Diego, Calif.

Dear Sir:

I have your letter of May 24th, enclosing your check  
of \$250.00 to the order of the estate of Teresa Carreno Tagliapietra,  
on account of purchase price of Lot 130 of Grossmont.

Please let me hear from you regarding certificate of  
title as soon as possible.

Yours very truly,



JHT/B

*6202*

June 8, 1927

Mr. J. H. Taylor,  
40 West 40th Street,  
New York

My dear Mr. Taylor:

Answering yours of June 3rd, we have the certificate. The title is clear, the bill for same is \$15. This will be all the expense necessary.

Please send check for this amount.

Enclosed find Certificate of Title,  
kindly return.

From the certificate you will see how the title stands as recorded. Of course I will have to have a deed that shows the title.

Kindly return certificate.

Yours truly,

EF:AK

J. HUBBERD TAYLOR  
ATTORNEY AT LAW  
40 WEST 40th STREET  
NEW YORK

June 14, 1927

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

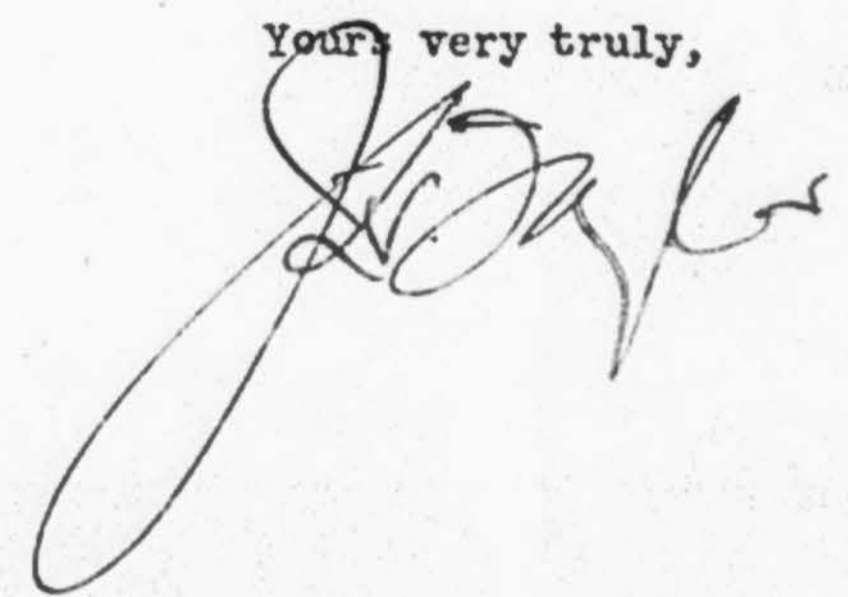
Dear Sir:

I have your letter of June 8th, enclosing certificate of title of Teresa Carreno Tagliapietra, for which please accept my thanks. Check will be forwarded to you within a few days.

Proper deed will be forwarded to you within due time.

Yours very truly,

JHT/B



J. HIBBERD TAYLOR  
ATTORNEY AT LAW  
40 WEST 40<sup>TH</sup> STREET  
NEW YORK

July 14, 1927

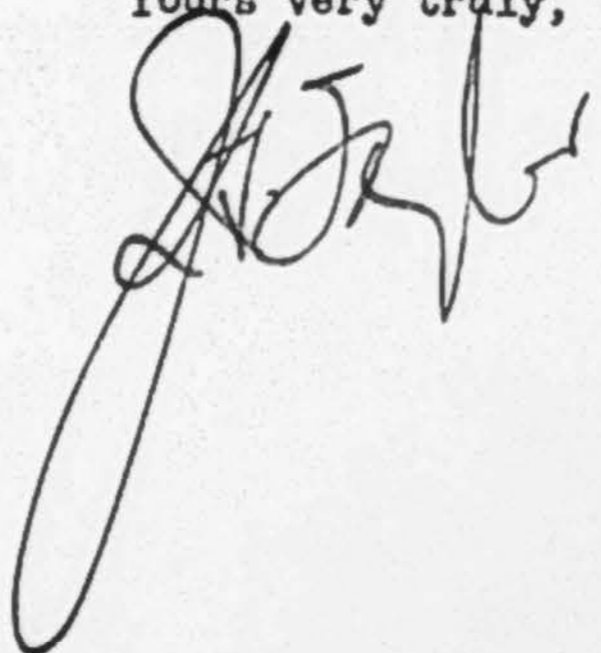
Mr. Ed Fletcher  
920 Eighth Street  
San Diego, Calif.

Dear Sir:

I received your letter of June 18th.  
I am enclosing herewith a check of \$15.00 covering bill of the  
Southern Title & Trust Company. I would appreciate it if  
you will obtain a receipt for this amount, and forward it to  
me for the purpose of the Estate Records.

Executors deed and purchase money mortgage  
are now being prepared. I think it would be a good idea to  
forward these papers to some bank in your city. Let me  
know the bank that you desire and I shall proceed accordingly.

Yours very truly,



JHT/B

July 22, 1927

Mr. J. Hibberd Taylor,  
40 West 40th Street,  
New York.

Dear Sir:

Answering yours of July fourteenth, I am  
enclosing receipt for the \$15.00.

Enclosed find our blank form of deed.  
Please send the deed to the Southern Title Guaranty  
Company with instructions to record the deed, when  
they can continue the certificate showing in my name,  
subject to a mortgage of \$1750.00, payable \$250.00  
each six months commencing November 24, 1927 with 6%  
interest and deliver such mortgage notes to you,  
signed by Mrs. Fletcher and myself.

The deed will have to be signed by  
whoever owns the property now and undoubtedly have a  
certified copy of the will or estate proceedings to  
be filed with the Southern Guaranty Company to carry  
clear title.

Yours truly,

EF:AK

J. HIBBERD TAYLOR  
ATTORNEY AT LAW  
40 WEST 40<sup>TH</sup> STREET  
NEW YORK

August 5, 1927.

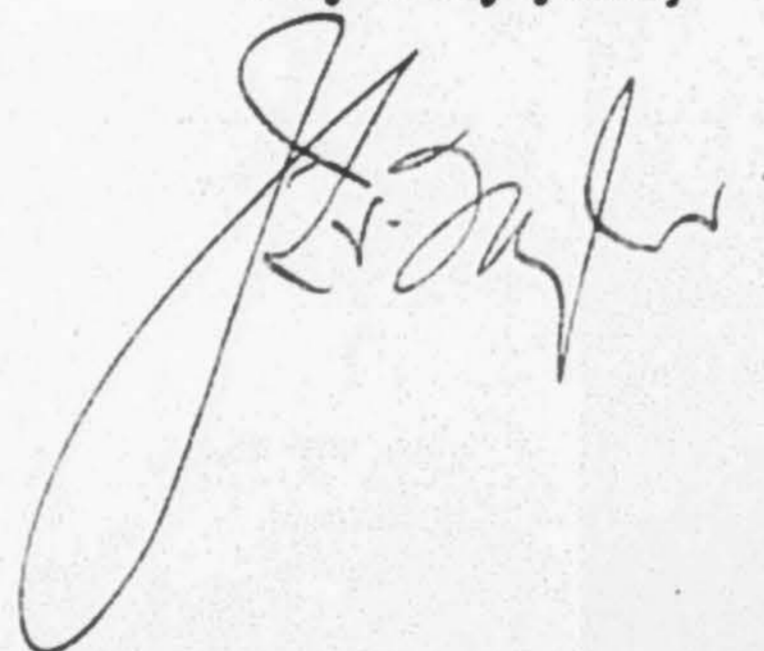
Mr. Ed. Fletcher,  
920 Eighth St.,  
San Diego, Calif.

Dear Sir:-

I have your letter of July 22, 1927, regarding  
purchase of property from the Tagliapietra Estate.

I call your attention to your letter to me, dated  
February 25, 1927, wherein you stated that the entire amount would  
be paid off in two years. The mortgage will be in accordance with  
such terms.

Very truly yours,



JHT:SL

September 26, 1927.

Mr. J. Hibbard Taylor,  
40 West 40th Street,  
New York.

My dear Mr. Taylor:

Answering yours of August 5th, on my  
return, will say that the Southern Title and Trust  
Company have never notified us regarding deed and  
mortgage. If you will send me the papers I will  
sign them, or, if you will put a deed satisfactory  
to the Southern Title & Trust Company, conveying  
to me, in escrow with the Southern Title & Trust  
Company, I will make the next payment of \$250.00  
at any time.

I think the better way is just to execute  
the deed and put it in trust with the Southern Title  
& Trust Company. It will save a lot of expense. The  
certificate of title is No. 76728 -- 38-A/98 and is  
satisfactory. If you still wish a mortgage, please  
prepare the necessary papers and we will sign them.

Yours very truly,

EF:KLM

September 14, 1927.

Mr. F. wants  
to know how to make  
payment due 11/24, and if  
he shall make it.

Nov. 9, 1927.

Mr. J. Hibbard Taylor,  
40 West 40th St.,  
New York.

My dear Mr. Taylor:

I am ready to pay the \$250.00 that is  
due on November 24th, but I have never been given  
an agreement or contract as promised.

Please prepare the necessary papers for  
my signature and I will forward the check for  
\$250.00 with interest due.

Have you the tax bills that go delinquent  
both for state and county and La Mesa Irrigation  
District taxes in December?

Yours very truly,

ER:KJM

Hees

J. HIBBERD TAYLOR  
ATTORNEY AT LAW  
40 WEST 40<sup>TH</sup> STREET  
NEW YORK

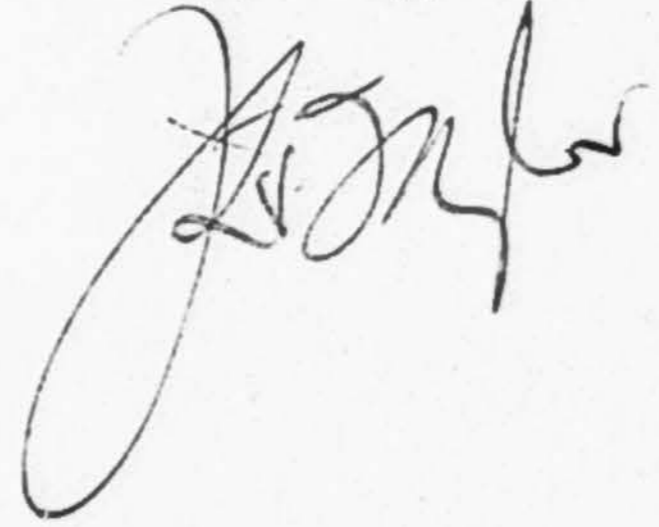
December 17, 1927

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

Dear Sir:

I regret that there has been such  
a delay in forwarding to you the Tagliapietra deed. Such  
deed will be sent to you within the next few days.

Yours very truly,



JHT/B

J. HIBBERD TAYLOR  
ATTORNEY AT LAW  
40 WEST 40<sup>TH</sup> STREET  
NEW YORK

February 10, 1928

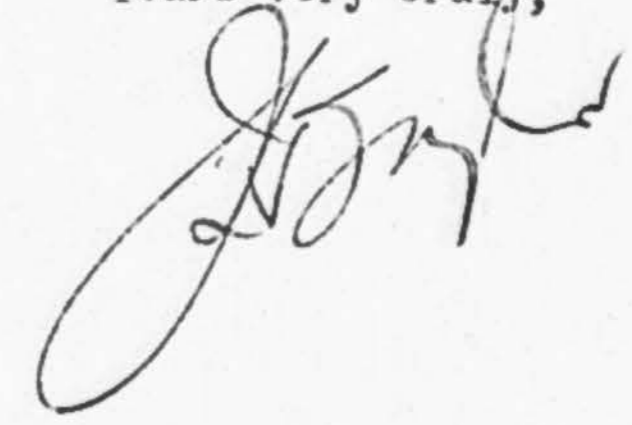
Mr. Ed. Fletcher  
920 Eighth Street  
San Diego, Calif.

Dear Sir:

I very much regret that there has been a further delay  
in sending you papers in connection with the Tagliapietra lot.

However, I expect to send these papers off within the  
next few days.

Yours very truly,



JHT/B



April 19, 1928.

Mr. J. Hibbard Taylor,  
40 West 40th Street,  
New York, N. Y.

My dear Mr. Taylor:

We received a copy of your letter of March 30th to Southern Title & Trust Company. We telephoned the Title Company but they have no record of receiving the original, together with the enclosures.

We would be glad to have you trace this matter, as we are anxious to get the deal closed as soon as possible.

Yours very truly,

EF:KLM

5/24/1927  
6% - 1620

J. HIBBERD TAYLOR  
ATTORNEY AT LAW  
40 WEST 40TH STREET  
NEW YORK

Registered Mail  
Receipt Requested

March 30, 1928

Southern Title & Trust Co.  
San Diego, Calif.

Gentlemen: Estate of Teresa Carreno Tagliapietra  
Title No. 76728 38-A/98

Last year Mr. Ed Fletcher of your city, purchased from the above estate lot #130 of subdivision No. 1 of Part of Grossmont Park in the Rancho El Cajon, County of San Diego, State of California, according to the map thereof No. 1297, filed in the office of the Recorder of said San Diego County October 31, 1910, for \$2000, payable as follows:

\$250.00 down and \$250.00 each six months with interest, paying the entire amount in two years.

The first payment of \$250.00 has been made.

I presume that Mr. Fletcher has already consulted you regarding this purchase. I have a letter from him dated September 28th, 1928, reading as follows:

Answering yours of August 5th, on my return, will say that the Southern Title and Trust Company have never notified us regarding deed and mortgage. If you will send me the papers I will sign them or, if you will put a deed satisfactory to the Southern Title & Trust Company, conveying to me in escrow with the Southern Title & Trust Company, I will make the next payment of \$250.00 at any time.

I think the better way is just to execute the deed and put it in trust with the Southern Title & Trust Company. It will save a lot of expense. The certificate of title is No. 76728 - 38-A/98 and is satisfactory. If you still wish a mortgage, please prepare the necessary papers and we will sign them.

I am enclosing herewith the following papers:

1. Certified copy of the will of Teresa Carreno Tagliapietra, dated May 2nd, 1917.

250.00

-2-

2. Deed dated May 24, 1927, from the executors Clarence M. Woolley and Arthur Tagliapietra conveying to Edward Fletcher Lot No. 130 of subdivision No. 1 of part of Grossmont Park.

3. Mortgage, dated November 24, 1927, in the amount of \$1500.00, running from Ed Fletcher and Mrs. Fletcher to the executors above named.

4. Promissory note from Ed Fletcher and Mrs. Fletcher to the above executors, in accordance with agreement set forth in mortgage.

Mr. Fletcher suggested that the deed be left in trust with you pending the payments. The above papers include a mortgage as well as the deed. It will be satisfactory for the estate, for you to hold the deed in escrow, or to have the matter closed out by having Mr. Fletcher and his wife give a mortgage.

Another payment of \$250.00 is due. If these papers are in order, I would appreciate it if you would have the transaction completed, as suggested in Mr. Fletcher's letter of September 28th, 1927.

Yours very truly,

JHT/B

J. HIBBERD TAYLOR  
ATTORNEY AT LAW  
40 WEST 40TH STREET  
NEW YORK

April 24, 1928

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

Dear Sir:

I have your letter of April 19th. They certainly did receive the original letter because I have an acknowledgment dated April 5th. Ask them to refer to their order No. 76728-EAS.

They state that the executors are not in position at this time to give title because the estate has not been probated in San Diego County.

Will you kindly give me the name of a lawyer in San Diego to whom I could refer this matter.

Yours very truly,

JHT/B

April 30, 1928.

Mr. J. Hibberd Taylor,  
40 West 40th Street,  
New York.

My dear Mr. Taylor:

Answering your letter of April 24th,  
I would suggest you take this matter up with  
Judge W. A. Sloane, formerly of the United  
States Supreme Court. His address is J. D.  
Spreckels Building, San Diego, California.  
He will be able to handle the matter for you  
capably and promptly.

Yours very truly,

KLM

**Ed Fletcher Papers**

**1870-1955**

**MSS.81**

**Box: 29 Folder: 12**

**General Correspondence - Taylor, J. Hibberd**



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