

E. H. HERRBERT, PRESIDENT  
S. K. FINE, VICE-PRES. AND MGR.  
BRUCE MASON, SECT'Y AND COUNSELOR  
MRS. J. S. HERN, ASST. SECT'Y

JOHN SCHINNER, DIRECTOR  
AUBREY R. PARKS, DIRECTOR  
HENRY ROBINETT, DIRECTOR

# Peoples Escrow Corporation, Ltd.

Evidence of Titles Issued by Reputable Title Companies Only

133 EAST FIRST STREET — TELEPHONE 664-34

Long Beach, California

July 21, 1933.

FREDERICK OSWALD  
ESCROW OFFICER

Re: Our Escrow #803

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

Gentlemen:


Mr. Rex L. Hodges has placed an escrow with us covering the sale of the East 55 feet of Lot 12 of Naples Heights, City of Long Beach, being property at 4715 East 3rd Street.

The title company advises us that the record owner of this property is the Morse Construction Company and we have, therefore, drawn our papers accordingly.

We are enclosing herewith escrow instructions, which, if satisfactory, you will please sign or have signed, also Grant Deed and Bill of Sale. The deed must be acknowledged before a Notary Public and both the deed and Bill of Sale should have affixed thereto the corporate seal of the Morse Construction Company.

Kindly sign all the enclosed papers and return to us at your earliest convenience so that we may proceed with the escrow.

Yours very truly,

  
FREDERICK OSWALD  
Escrow Officer

O-G

Buyer and Seller

## Escrow Instructions

Escrow No. 803

BUYER

July 20, 1933.

This Corporation declares that it has accepted the accompanying instructions on the following terms only, to which the signers hereof agree:

Any instruction, notice or demand to or upon the Corporation shall be in writing; agreed to by all parties hereto; otherwise, the Corporation shall not be required to recognize it; and no conditions precedent, concurrent or subsequent to the taking effect of the accompanying instructions shall be implied unless in writing.

The signers of the accompanying instructions jointly and severally promise to pay promptly and to indemnify and hold harmless the Corporation, of, from and against all costs, damages, attorneys' fees, expenses and liabilities, which the Corporation may incur or sustain by reason of accepting the performance of the accompanying instructions or by reason of any litigation in regard to this escrow.

It is further agreed that the Corporation shall not be liable for any acts or omissions not resulting from gross negligence on its part.

Negotiable or non-negotiable instruments received in this escrow may be transmitted by the Corporation for collection either directly to the drawee or other obligor if it should be a bank, or otherwise through collection agents in the usual course of business, and the Corporation shall not be liable for default of any such drawee or obligor or any such collecting agent or for loss in transit, or otherwise, until the proceeds in actual cash come into its hands.

It is also understood and agreed that the Corporation shall have a lien on all our rights, titles and interest in said escrow papers or any moneys arising therefrom and is hereby authorized to repay itself out of said moneys, for any disbursements or liabilities arising out of this escrow or any agreements herein made.

I, MARY CATHERINE VIRGIN hand you  
\$ 1500.00  
in Mutual Building & Loan Assn.  
Certificates

Memo	
<del>Paid outside of Escrow</del>	
<del>Mutual B-L Cert.</del>	1500.00
<del>Cash through Escrow</del>	
Encumbrances of record	2200.00
New Encumbrances	
Total consideration	3700.00

I will also execute and deliver to you before the time limit hereinafter named any instruments, including notes secured by encumbrances I create, and additional funds required from me to enable you to comply with these instructions, all of which you are authorized and instructed to use provided on or before Aug. 20, 1933, instruments have been filed for record entitling you to procure assurance of title in the form of a

Policy of title Ins. issued by Cal. Title Ins. Co., with liability of such title company limited to not less than \$4000.00 on the following described property in the City of Long Beach, County of Los Angeles

State of California, viz: The East 55 feet of Lot 12 of  
Naples Heights.

as per map recorded in Book 9 Page 197 of Maps Records of said County:  
Showing record title vested in MARY CATHERINE VIRGIN, a single woman,

Free of encumbrances except taxes for fiscal year 1933-1934, including PERSONAL PROPERTY TAXES of any former owner, if any, and any and all taxes and assessments levied or assessed subsequent to date of these instructions;

Conditions, restrictions, reservations, rights, rights of way and easements, now of record, if any; \_\_\_\_\_

~~Trust Deed~~ not to exceed  
~~Trust Deed~~ securing an indebtedness of \$ 2200.00, as per its terms, now of record;  
payable \$32.50 per month, int. @ 7.2% per annum, on which there  
are no delinquent payments of principal or interest

~~Mortgage~~ Held by Pacific States Savings and Loan Co.  
~~Trust Deed on~~ \_\_\_\_\_ form, executed by \_\_\_\_\_

Securing Note for \$ XXX, in favor of \_\_\_\_\_

dated \_\_\_\_\_ due (payable on or before) \_\_\_\_\_ years after date with interest at \_\_\_\_\_ per cent per annum, from \_\_\_\_\_ payable \_\_\_\_\_ at \_\_\_\_\_

principal and interest due and payable in installments of \$ XXX or more, each on the \_\_\_\_\_ day of every \_\_\_\_\_ month, beginning \_\_\_\_\_

~~Mortgage~~ Trust Deed on \_\_\_\_\_ form, executed by \_\_\_\_\_

Securing Note for \$ \_\_\_\_\_, in favor of \_\_\_\_\_

dated \_\_\_\_\_ due (payable on or before) \_\_\_\_\_ years after date with interest at \_\_\_\_\_ per cent per annum, from \_\_\_\_\_ payable \_\_\_\_\_ at \_\_\_\_\_

principal and interest due and payable in installments of \$ \_\_\_\_\_ or more, each on the \_\_\_\_\_ day of every \_\_\_\_\_ month, beginning \_\_\_\_\_

38.44  
(had payment 4/10/33)

XXXXXX

You will also procure for me a Bill of Sale covering the furniture and furnishings contained in this property, 4715 East 3rd Street, Long Beach, Cal.

The following adjustments ONLY are required in this escrow.

If any above mentioned mortgage trust deed is now of record, procure statement by the mortgagee or the holder of the note for collection, showing balance of principal thereon to be \$ 2200.00 not to exceed with interest paid on which there are no delinquent payments and other interest thereon of principal or interest, interest to be prorated to close of escrow. Prorate, rental to close of escrow. \$32.50 per mo. to August 5th, 1933

Accept for me fire insurance policies now in force transferred from premium pro-rated from to close of escrow on buildings described therein as situated either on above described property or on premises known as No. 4715 E. 3rd St., Long Beach.

Unless otherwise expressly provided herein all pro-rata shall be on the basis of a 30-day month and any tax pro-rata on the basis of the fiscal year beginning July 1st, 19... and ending June 30th following.

Deliver the assurance of title and fire insurance policies, if any, to first mortgagee or beneficiary or representative at close of escrow and instruct the County Recorder to mail all documents recorded for me to 374 Mira Mar Ave., L. B.

I agree to pay on demand the fee for recording deed and one-half escrow fee and the fee for showing the lien of any encumbrance in addition to the fee for recording deed and one-half escrow fee and

In the event that the conditions of this escrow have not been complied with at the time provided herein, you are instructed, nevertheless, to complete the same at any time thereafter as soon as the conditions (except as to time) have been complied with, unless I shall have made written demand upon you for the return of money and/or instruments deposited by me.

EACH OF THE UNDERSIGNED STATES HE HAS READ THE FOREGOING INSTRUCTIONS AND UNDERSTANDS AND AGREES TO THEM.

Signature..... Signature.....
Signature..... Signature.....
Address..... Address.....
Phone..... Phone.....

**SELLER**

Long Beach, Cal. July 20 1933.

The foregoing instructions, terms and conditions are hereby approved and accepted in their entirety and concurred in by me, and I will supply you with a deed executed by MORSE CONSTRUCTION COMPANY

of the property described together with fire insurance demanded, if any, and Bill of Sale covering furniture and furnishings

which you are authorized to deliver, provided that within the time limit hereinbefore specified you hold for the account of Morse Const. Co. the sum of \$ 1500.00 Mutual Building and Loan Certificates for and any pro-rata of insurance premium, or other adjustments, and any instruments deliverable to me under the buyer's instructions.

You will, as my agent, assign any fire insurance of mine handed you for use in this escrow.

Instruct the Title Company to begin search of title at once and I agree to pay their charges on demand and all other charges and expenses incurred by you for me regardless of the consummation of this escrow. I also agree to pay on demand the following costs and charges, except those items which the buyer has agreed to pay: Charges for assurance of title demanded, Escrow charges, transfer of fire insurance if pro-rated, \$ 1.50 U. S. I. R. Stamps, that being the proper amount to be affixed to said deed, and one-half escrow fee and

You are authorized and instructed to pay at close of escrow the following items for which I will hand you additional funds, on demand, if necessary; any sum necessary to pay my pro-rata of taxes, assessments, bonds, interest or rents as demanded by the above instructions of the buyer, and the following:

Commission of \$ 100.00 to Rex L. Hodges to be paid in certificates of The Mutual Building and Loan Assn. of Long Beach

~~Check your check for balance in favor of X~~

~~and send it to X~~

~~Instruct the County Recorder to mail all documents recorded for me to X~~

EACH OF THE UNDERSIGNED STATES HE HAS READ THE FOREGOING INSTRUCTIONS AND UNDERSTANDS AND AGREES TO THEM.

Signature.....

Signature MORSE CONSTRUCTION COMPANY

Signature.....

Signature By

Pres. X

Address.....

Address By

Secy. X

Telephone.....

Telephone.....

E. R. BERBERET, PRESIDENT  
S. K. PINE, VICE-PRES. AND MGR.  
BRUCE MASON, SECY AND COUNSELOR  
MRS. J. S. HERN, ASST. SECY

## Peoples Escrow Corporation, Ltd.

Evidence of Titles Issued by Reputable Title Companies Only

133 EAST FIRST STREET — TELEPHONE 664-34

Long Beach, California

July 27, 1933.

FREDERICK OSWALD  
ESCROW OFFICER

JOHN SCHINNER, DIRECTOR  
AUBREY R. PARKS, DIRECTOR  
HENRY ROBINETT, DIRECTOR

Re: Our Escrow #803

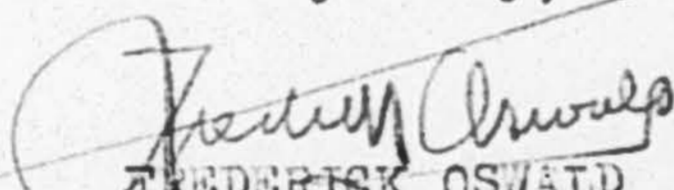
Ed Fletcher Company,  
1020 Ninth Avenue,  
San Diego, Cal.

Gentlemen:

On July 21st, we sent you papers in connection with the sale of the East 55 feet of Lot 12 of Naples Heights, City of Long Beach, but as yet we have not received these back from your office.

As the purchaser is anxious to have this escrow closed, we would thank you for the prompt return of these papers.

Yours very truly,

  
FREDERICK OSWALD  
Escrow Officer

O-G

*Miss May  
see memo this  
EJ*

*→ D  
2 → P, 1*

August 3, 1933.

Mr. Frederick Oswald,  
Peoples Escrow Corporation, Ltd.,  
133 East First Street,  
Long Beach, California.

Dear Sir:

Escrow No. 803

Answering your letter of July 27th, we have not yet signed the escrow instructions as there are several items which are not satisfactory. We have written to the Pacific States Savings and Loan Company asking what their requirements are to make the transfer, also if they will reduce the monthly payments to \$32.50. The payments under the note are \$38.44 and we got a temporary reduction to \$32.50.

We are selling only our equity in this property. The balance due is \$2224.71, and there are several months delinquent payments which we are not to make up.

We suggest that you call Mr. Huges and go into this matter with him, and have him contact the Pacific Savings people in Long Beach and get their reaction. We are also writing him to get in touch with you.

The original note called for monthly payments of \$40.06 but this has been reduced to \$38.44 because of reduction in interest.

Yours very truly,

ED FLETCHER CO.

By

KLM

E. R. BERBERET, PRESIDENT  
S. K. PINE, VICE-PRES. AND MGR.  
BRUCE MASON, SECY AND COUNSELOR  
MRS. J. S. HERN, ASST. SECY

JOHN SCHINNER, DIRECTOR  
AUBREY R. PARKS, DIRECTOR  
HENRY ROBINETT, DIRECTOR

## Peoples Escrow Corporation, Ltd.

Evidence of Titles Issued by Reputable Title Companies Only

133 EAST FIRST STREET — TELEPHONE 664-34

Long Beach, California

August 14, 1933.

Re: Our Escrow #803

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

Dear Sir:

Mr. Hodges has this day deposited with us \$32.50, being rent on the property described as the East 55 feet of Lot 12, Naples Heights, City of Long Beach, and has informed us that his client is willing to take this property subject to the present Trust Deed on which the unpaid balance is \$2224.71, with payments of \$38.44 per month, providing you pay the interest on the note to close of escrow as called for in the escrow instructions. We understand that nothing has been paid on the loan since April 20th.

We trust that this will now be satisfactory to you and that we may receive the papers back at an early date, properly executed.

Yours very truly,

(MRS.) *V. Goggin*  
V. GOGGIN  
Escrow Officer.

August 16, 1933.

Peoples Escrow Corporation, Ltd.,  
133 East First Street,  
Long Beach, California.

Gentlemen:

Escrow No. 803

Enclosed herewith find Grant Deed Ed Fletcher Co., (formerly Morse Construction Company) to Mary Catherine Virgin, a single woman, conveying to her the East 55 feet of Lot 12 of Naples Heights, in the City of Long Beach, County of Los Angeles, California, also Bill of Sale to the furniture and furnishings in the house.

This property is being deeded to Miss Virgin subject to the existing loan and deed of trust to the Pacific States Savings and Loan Company which she assumes, the balance being \$2224.71 principal and interest to August 20, 1933 amounting to \$53.40.

You may deliver the enclosed deed and bill of sale to Grantee when you have received for our account the sum of \$1500.00 in Mutual Building and Loan Association certificates.

You are authorized to use the \$32.50 deposited in this escrow by Mr. Hodges toward paying the second half of the 1932 state and county and city taxes.

You are authorized to procure a policy of title insurance in the sum of \$4000 from the California Title Insurance Company, showing the said property in the name of Ed Fletcher Co., a corporation, subject to easements and rights of way of record, to conditions and reservations of record and to the trust deed to the Pacific States Savings and Loan Company and subject to the 1933-34 taxes. We will pay for the policy in our name, the new owner to pay for recording deed and continuing the policy in her name with the above conditions. You are also authorized to attach U.S.I.R stamps in the sum of \$1.50 to the deed when delivered.

You are also authorized to pay to Rex L. Hodges at the close of this escrow \$100 in Mutual Building and Loan Association certificates.

If the escrow is not closed within 30 days from date we reserve the right to withdraw our papers. Kindly acknowledge receipt of papers.

Yours very truly,

ED FLETCHER CO.,

By

KIM

*cc Hodgs.*

August 25, 1933.

Peoples Escrow Corporation, Ltd.,  
133 East 1st Street,  
Long Beach, California.

Escrow No. 803.

Gentlemen:

We are enclosing check for \$53.40, as per instructions of Mr. RexhHodges of August 23rd, which completes our part of the transaction in the matter of the escrow. Otherwise hold subject to our order.

Yours very truly,

EF/RC

E. H. HERBERT, PRESIDENT  
S. K. PINE, VICE-PRES. AND MGR.  
BRUCE MASON, SEC'Y AND COUNSELOR  
MRS. J. S. HERN, ASST. SEC'Y

## Peoples Escrow Corporation, Ltd.

Evidence of Titles Issued by Reputable Title Companies Only

133 EAST FIRST STREET — TELEPHONE 664-34

Long Beach, California

August 26, 1933.

~~XXXXXXXXXXXX~~  
ESCROW OFFICER

JOHN SCHINNER, DIRECTOR  
AUBREY R. PARKS, DIRECTOR  
HENRY ROBINETT, DIRECTOR

Re: Our Escrow #803

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

Dear Sir:

We are enclosing herewith instructions to us which are identical with the instructions contained in your letter of August 16th, with the exception that you are to take care of all the 1932-33 taxes and that you are to pay one-half of the escrow fee, or \$3.75.

Will you kindly sign these instructions and return to us immediately so that our files will be complete.

Thanking you for giving this your prompt attention, we are

Yours very truly,

(MRS.)

*V. Goggin*  
V. GOGGIN  
Escrow Officer.

ESCROW #803

August 26th, 1933

PEOPLES ESCROW CORPORATION, LTD.:

Under date of August 16th, 1933 we forwarded to you Grant Deed in favor of Mary Catherine Virgin covering the Ease 55 feet of Lot 12, Naples Heights, City of Long Beach, also Bill of Sale covering furniture and furnishings in the house.

You are authorized to use these papers when you hold for us \$1500.00 in Mutual Building and Loan certificates.

You will please order and charge to our account policy of title insurance with liability limited to \$400,000 showing said property subject only to:

- 1st Taxes for the fiscal year 1933-34
- 2nd Ordinary conditions, restrictions, reservations, rights and rights of way of record;
- 3rd Trust Deed now of record on which there remains an unpaid balance of \$2224.71

Under date of August 25th, we forwarded you check for \$53.40 which is to be used to pay interest on the above-mentioned Trust Deed to August 20th, 1933, and you are authorized to prorate interest, insurance and rent to August 20th, 1933.

Rent in the amount of \$32.50 has been deposited with you covering rent from August 5th to September 5th, and this amount is to be used to pay delinquent taxes now against the property. We agree to pay any other amount required over this amount to pay 1932-33 taxes, property to be subject only to 1933-34 taxes.

We agree to pay for revenue stamps in the amount of \$1.50 to be attached to the deed, and you are also authorized to deliver to Rex L. Hodges \$100.00 in Mutual Building and Loan certificates as commission.

We agree to pay escrow fee of \$3.75, being one-half of the escrow fee.

ED FLETCHER CO.  
(formerly Morse Construction Company)

By Ed Fletcher

*Signed & returned 8/28/33*

E. H. HERBERT, PRESIDENT  
S. K. PINE, VICE-PRES. AND MGR.  
BRUCE MASON, SECY AND COUNSELOR  
MRS. J. S. HERN, ASST. SECY

JOHN SCHINNER, DIRECTOR  
AUBREY R. PARKS, DIRECTOR  
HENRY ROBINETT, DIRECTOR

## Peoples Escrow Corporation, Ltd.

Evidence of Titles Issued by Reputable Title Companies Only

133 EAST FIRST STREET — TELEPHONE 664-34

Long Beach, California

September 5, 1933.

~~XXXXXXXXXX~~  
~~XXXXXXXXXX~~

Re: Our Escrow #803

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

Dear Sir:

Please be advised that we now hold report on the title to the property which you are selling under this escrow and the title company advises that articles of incorporation have not been filed in this County for either the Ed Fletcher Company or Morris Construction Company, also that they find an abstract of judgment for \$336.98 against August Morse and the Morse Construction Company.

It will be impossible for us to proceed any farther until these matters are taken care of.

Awaiting your advice, we are

Yours very truly,

(MRS.)

*V. Goggin*

V. GOGGIN  
Escrow Clerk.



September 6, 1933.

Mr. V. Goggin, Escrow Clerk,  
Peoples Escrow Corporation, Ltd.,  
Long Beach, California.

Escrow No. 803

Dear Sir:

Your letter of September 5th received, and we are getting a certified copy of the Articles of Incorporation of the Ed Fletcher Co., to file with your county clerk.

Regarding the judgment against August Morse and the Morse Construction Company will say the Morse Construction Company has never been sued, has paid all its bills, and is a solvent company, and you have the wrong Morse. The Morse Construction Company was organized by James A. Morse and Ed Fletcher, and no one by the name of August Morse was ever connected with it in any way. At the present time all of the stock of the Ed Fletcher Co., formerly Morse Construction Company, is owned by the Fletcher family. Please have the title company investigate this matter further and they will find it is not our company.

Yours very truly,

ED FLETCHER CO.,

By

EF:KLM

E. H. BERBERET, PRESIDENT  
S. K. PINE, VICE-PRES. AND MGR.  
BRUCE MASON, SECY AND COUNSELOR  
MRS. J. S. HERN, ASST. SECY

JOHN SCHINER, DIRECTOR  
AUBREY R. PARKS, DIRECTOR  
HENRY ROBINETT, DIRECTOR

## Peoples Escrow Corporation, Ltd.

Evidence of Titles Issued by Reputable Title Companies Only

133 EAST FIRST STREET — TELEPHONE 664-34

Long Beach, California

September 7, 1933.

~~XXXXXXXXXX~~  
~~XXXXXXXXXX~~

Re: Our Escrow #803

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

Dear Sir:

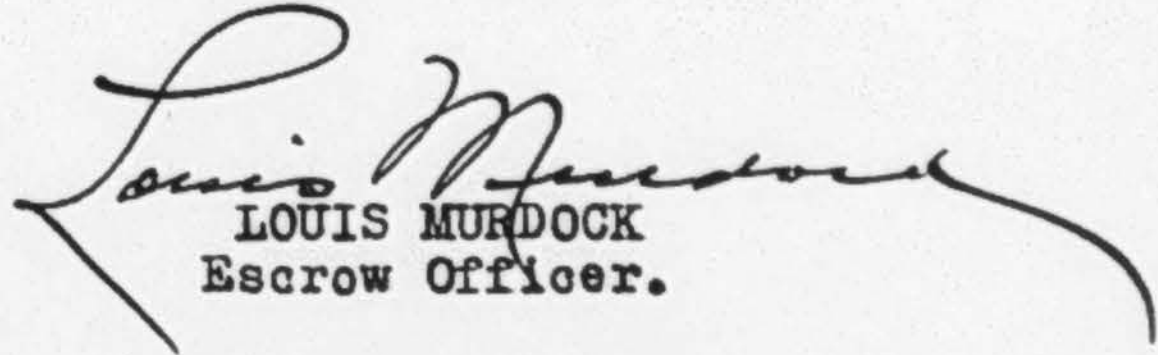
Please be advised that the following demand has been filed in our above-numbered escrow:

"The time limit of the above-numbered escrow having expired, I hereby demand cancellation of the escrow and return of the money deposited therein by me."

(Signed) MARY CATHERINE VIRGIN

We will be forced to comply with these instructions on September 12th, 1933, unless you are able to deliver title by that time.

Yours very truly,

  
LOUIS MURDOCK  
Escrow Officer.

LM-G

September Eighth  
1 9 3 3

Peoples Escrow Corporation, Ltd.  
133 East First Street  
Long Beach, California

Attention Mr. Louis Murdock  
Re: Escrow #803

My dear Mr. Murdock:

Confirming our telephone conversation will say that on September 6th, we sent up the certificate of amendment of articles of incorporation of the Ed Fletcher Co. to the Secretary of State for certification and return for recording in your county. We also sent the \$2.50 fee covering same and have wired the Secretary of State for immediate action.

If you will kindly read the letter of September 5th to your Mr. Goggin you will see the only other matter is one of a judgment of \$536.98 against August Morse and the Morse Construction Company. Please read carefully my letter of September sixth and you will see that the title company has the wrong Morse as the Morse Construction Company of San Diego, whose name was changed to Ed Fletcher Co. a few months ago, has never had a suit against it of any kind or judgment and James A. Morse who at one time owned the stock of the Morse Construction Company has been dead for 10 years. We bought from Mrs. Morse, the widow, her stock and the Ed Fletcher family own all of the stock of the Fletcher Co. Will you please furnish this information to the title company.

I personally guarantee the above statements to be correct and I guarantee further to within a week from date file in your county the certificate of amended articles of incorporation of the Ed Fletcher Co. formerly known as the Morse Construction Co.

Please get the escrow closed and deal consumated. If your title company wishes to prepare a guarantee of any kind protecting said title company in relation thereto we will sign same.

As to my responsibility I refer you to Col. C. L. Heartwell of Long Beach, Col. Henderson representing my good friend, Col. I. C. Copley, owner of one of your papers, I believe, or Mr. Harry Chandler, Sr. of the Los Angeles Times.

I will be glad to return the compliment if you will give me the opportunity.

Yours very truly,

EF:ASK

September Eighth  
1 9 3 3

Peoples Escrow Corporation, Ltd.  
133 East First Street  
Long Beach, Calif.

Attention Mr. Louis Murdock  
Re: Escrow #803

My dear Mr. Murdock:

Enclosed find copy of letter I have written the Secretary of State for your information.

Yours very truly,

EF:ASK

September 12, 1933.

Peoples Escrow Corporation, Ltd.,  
133 East First Street,  
Long Beach, California.

Attention Mr. Louis Murdock  
Escrow No. 803

Gentlemen:

I hope the Secretary of State sent you the certified copy of Amended Articles of Incorporation of Ed Fletcher Co. as asked for in your letter. We have lived up to our obligation in every way. This is only a detail. The new owner has taken possession and collected the rent, as I understand it.

Please let me know if the deal has been consummated.

Yours very truly,

ED FLETCHER CO.

By

EF:  
KLM

E. H. BERBERET, PRESIDENT  
S. K. PINE, VICE-PRES. AND MGR.  
BRUCE MASON, SECY AND COUNSELOR  
MRS. J. S. HERN, ASST. SECY

## Peoples Escrow Corporation, Ltd.

Evidence of Titles Issued by Reputable Title Companies Only

133 EAST FIRST STREET — TELEPHONE 664-34

Long Beach, California

September 14, 1933.

FREDERICK QSTYAK  
EXECUTIVE

JOHN SCHINNER, DIRECTOR  
AUBREY R. PARKS, DIRECTOR  
HENRY ROBINETT, DIRECTOR

Re: Our Escrow #803

Ed Fletcher Company,  
1020 Ninth Avenue,  
San Diego, Cal.

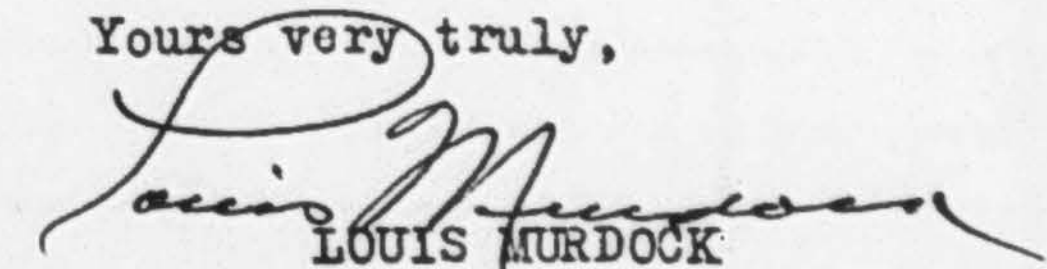
Gentlemen:

We are enclosing herewith statement showing a balance due from you of \$39.85 and when your remittance for this amount is in our hands, we shall be able to proceed with the closing of this escrow.

For your information, the house is now vacant, according to the advice of Mr. Hodges.

Mr. Hodges has signified his willingness to go through with this escrow and the title company has advised that they can now issue title so as soon as we receive your remittance we shall give closing instructions to the title company.

Yours very truly,



LOUIS MURDOCK

Escrow Officer.

**Peoples Escrow Corporation, Ltd.**

133 EAST FIRST STREET  
LONG BEACH, CALIF.

Escrow No. *803*

*Ed Fletcher Co.*

*Sept. 14 1933*

	DEBITS	CREDITS
Deposits		3250
"		5340
Demand		
Policy of Title Insurance	3000	
Recording		
<i>Prorata tax on deed</i>	150	
Drawing Documents		
Notary Fee		
Insurance Transfer—Mortgage Clause		
Reconveyance Fee		
Pro rata Insurance		
<del>Prorata</del> Interest <i>to Pro Pacific States Ins. Co.</i>	5340	
Taxes <i>County</i>	2163	
" <i>City</i>	1422	
Agent's Commission		
Payment to		
Escrow Fee	500	
<i>to Balancer</i>		3985
	<u>12575</u>	<u>12575</u>

September Fifteenth  
1 9 3 3

Peoples Escrow Corporation, Ltd.  
133 East First Street  
Long Beach, Calif.

Escrow #803

Mr. Louis Murdock

Dear Mr. Murdock:

Answering yours of the fourteenth enclosed find check for \$39.85 as requested.

I thank you for your interest in clearing up the matter.

Very sincerely yours,

EF:ASK

E. H. BERBERET, PRESIDENT  
S. K. PINE, VICE-PRES. AND MGR.  
BRUCE MASON, SECY AND COUNSELOR  
MRS. J. S. HERN, ASST. SECY

## Peoples Escrow Corporation, Ltd.

Evidence of Titles Issued by Reputable Title Companies Only

133 EAST FIRST STREET — TELEPHONE 664-34

Long Beach, California

September 15, 1933.

~~XXXXXXXXXX~~  
~~XXXXXX~~

JOHN SCHINNER, DIRECTOR  
AUBREY R. PARKS, DIRECTOR  
HENRY ROBINETT, DIRECTOR

E. H. BERBERET, PRESIDENT  
S. K. PINE, VICE-PRES. AND MGR.  
BRUCE MASON, SECY AND COUNSELOR  
MRS. J. S. HERN, ASST. SECY

JOHN SCHINNER, DIRECTOR  
AUBREY R. PARKS, DIRECTOR  
HENRY ROBINETT, DIRECTOR

## Peoples Escrow Corporation, Ltd.

Evidence of Titles Issued by Reputable Title Companies Only

133 EAST FIRST STREET — TELEPHONE 664-34

Long Beach, California SEPTEMBER 16 1933

Louis Murdock  
ESCROW OFFICER

MR ED FLETCHER  
1020 ninth ave  
SAN DIEGO CALIF

Dear MR FLETCHER

I am returning herewith the check received  
this morning for escrow # 803.

Will you please have the check signed by the proper  
officer of Morse Construction Co and return to us .

Sincerely yours

  
LOUIS MURDOCK  
ESCROW OFFICER

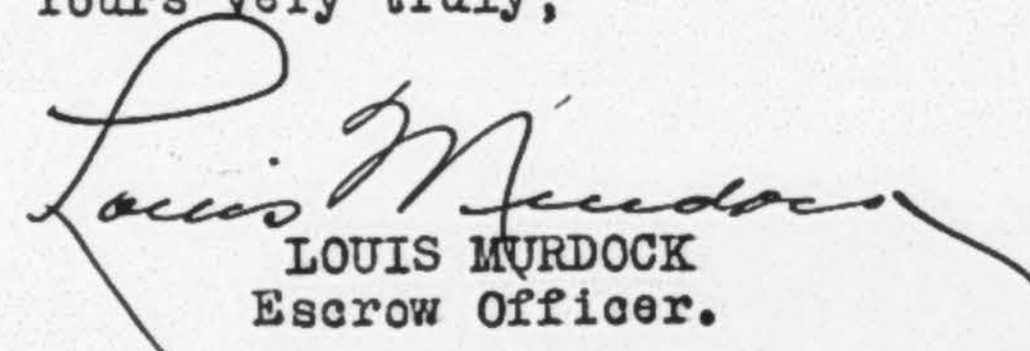
Ed Fletcher Co.,  
1020 Ninth Avenue,  
San Diego, Cal.

Gentlemen:

Before the title company will issue  
title in connection with the above-numbered  
escrow it will be necessary to furnish them  
with the original Articles of Incorporation of  
the Morse Construction Company. The document  
we received from the Secretary of State was  
merely the change of name from Morse Construction  
Company to the Ed Fletcher Company.

Kindly give this your prompt attention  
so that we can proceed with the closing of the  
escrow.

Yours very truly,

  
LOUIS MURDOCK  
Escrow Officer.

M-G

No. 22313  
C467 of 1P  
5/20/1912

September Sixteenth  
1 9 3 5

Peoples Escrow Corporation, Ltd.  
105 East First Street  
Long Beach, Calif.

Re Escrow 803

Attention Mr. Louis Murdock

My dear Mr. Murdock:

Answering yours of the 15th will say that our attorney, Harrison  
Slane, has made the following statement:

The amended articles of incorporation which we sent you recites  
in full the original with the exception of changing the name.

However, we are enclosing our certified copy of the original  
articles of the Morse Construction Company which have been recorded.  
Will you kindly see that they are returned as soon as the title company  
have a chance to examine same.

Yours very truly,

EF:ASK  
Encl;

*File Peoples Escrow Corp*

September 18, 1933.

Mr. Louis Murdock, Escrow Officer,  
Peoples Escrow Corporation, Ltd.,  
133 East First Street,  
Long Beach, California.

Escrow No. 803

My dear Mr. Murdock:

We are returning the check for \$39.85 signed

by Ed Fletcher.

We have also received a letter today from the  
Pacific States Savings, copy of which is enclosed for your information.  
You will note they are asking for interest in the sum of \$43.40, check  
for which was sent you sometime ago. Will you please forward to  
them.

Yours sincerely,

EF:KLM

Sept. 21, 1933

PEOPLES ESCROW CORPORATION, LTD.,  
133 East First Street,  
Long Beach, California.

Gentlemen:

Loan 9-0595

We have been advised by Mr. Fletcher that you hold for his account the sum of \$53.40. We have agreed to refinance the above numbered loan for him for \$2250.00 and we enclose a statement of the amount which it will require to set up the new loan, including interest to November 20th, upon which date the first installment of \$30.00 will be due.

We shall prepare and forward to our San Diego office the new loan documents for the signature of Mr. and Mrs. Fletcher and shall then forward them to you for the examination of the purchaser. When you have opened a title order, if you will advise us the company and order number we will deliver to them a full reconveyance and our instructions. We shall require a beneficiary's policy of title insurance with a liability of \$2250.00.

If you will require any further information to proceed with your escrow, please request it.

Very truly yours,

G. Millard  
Assistant Secretary

cc Ed Fletcher  
1020 Ninth Street  
San Diego, California

**Ed Fletcher Papers**

**1870-1955**

**MSS.81**

**Box: 21 Folder: 8**

**General Correspondence -  
Peoples Escrow Corporation, Ltd.**



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