

San Diego, California,
April 30th, 1929.

Col. Ed Fletcher
San Diego, California.

Dear Col. Fletcher:

Regarding the purchase of Lots 350 and 351 of Grossmont Subdivision #5, thru the agency of Dr. Shidler, will say our understanding the purchase price is \$5450.00, and we are depositing with you fifty-six (56) shares of stock of the Standard Oil Company, Certificate No. SFC-10601, to be held by you in trust until such time as all the papers are duly signed protecting all interests. It is understood that the stock is to be purchased on the basis of \$80 a share. It is understood further that we are depositing a deed to certain property near Alpine in Foot Hills Acres, which you are also to hold in trust until the entire deal is fully consummated to our mutual satisfaction as per our agreement with Dr. Shidler.

Mrs. R. P. King.

R. P. King

3729 Van Dyke Street,
San Diego, California.

Mr. and Mrs. R. P. King:

I acknowledge receipt of the above mentioned papers, which I will hold until such time as the deal is fully consummated and your interests fully protected.

E. Fletcher

28 7 29
13 6 11
17 5 1
450. without title.

No 2180

San Diego, California.

Apr 30 1929

Received from R. P. King & Mrs. R. P. King

Address 3729 Van Dyke Ave.
the sum of ten & no/100 Dollars (\$ 10.00)
as a deposit and part payment on the purchase of Lot No. 350-351 Block No. _____

Map No. Grossmont (Unit No. _____), State of California,

for the purchase price of Fifty five hundred fifty Dollars (\$ 5550.00)
on which sum the above deposit shall, subject to the terms hereof, apply the balance to be paid as follows:

Lot 4 Cabin at Alpine 750.00 CK 770
Cash in 30 days 2100.00

or more per month from date, interest included in payment.

Interest at the rate of seven per cent (7%) per annum on deferred payments.

The payments made on this option shall be forfeited to the sellers if buyer fails to complete purchase. The sellers reserve the right to return deposits if this sale is not accepted.

This option is given subject to \$4000 single residential building restriction and Caucasian race restriction applicable to all residential lots in said tract.

The recording of this option shall render same null and void.

Approved:

J. E. Thurston
Seller.

C. B. Munro
Seller.

Sales Agent.

R. P. King
Buyers.
Mrs. R. P. King

R. P. King
3729 Van Dyke
E. San Diego

April 30, 1929.

Southern Title & Trust Company,
San Diego, California.

Gentlemen:

Please issue Policy of Title Insurance covering Lots 350 and 350 of Grossmont Park Subdivision No. 3 as per map No. 1528 on file in the Office of the County Recorder, showing free and clear in the name of Grossmont Park Company, subject to being within the boundaries of the La Mesa, Lemon Grove & Spring Valley Irrigation District, subject to taxes due but not delinquent and subject to any easements or rights of way heretofore granted of record.

The amount of liability to be \$4500.00.

Please give me a written report on the condition of this title before writing the certificate.

Yours very truly,

KLM

R. P. KING and G. A. KING

husband and wife

Ten and no 100 -----

W. P. SIMMONS AND F. E. THURSTON, as joint tenants,

the

San Diego

That portion of the Southeast Quarter of the Northwest Quarter of Section Twenty-nine (29) Township Fifteen (15) South Range Three (3) East, S. B. M., included within the following boundary:

Beginning at the Southwest corner of the Southeast Quarter of the Northwest Quarter of said Section Twenty-nine (29) and running thence along the West line of said Quarter Quarter Section North $0^{\circ} 47' 30''$ West 380.40 feet; thence North $89^{\circ} 00' 30''$ East parallel with the South line of California State Highway Division VII, Route 12, Section D, 500 feet to true point of beginning; thence continuing North $89^{\circ} 00' 30''$ East 100 feet; thence North $0^{\circ} 47' 30''$ West parallel with the West line of the Southeast Quarter of the Northwest Quarter of said Section Twenty-nine (29) a distance of 100 feet; thence South $89^{\circ} 00' 30''$ West 100 feet; thence South $0^{\circ} 47' 30''$ East 100 feet to the true point of beginning; reserving to the adjoining property owners an easement over the North Ten (10) feet of these premises.

XX
XX

our

30th

April

29

~~W. P. Simmons~~

~~F. E. Thurston~~

W. P. Simmons

F. E. Thurston
Joint tenants

GROSSMONT PARK COMPANY,

San Diego

Ten and no/100 - - - - -

R. P. King and G. A. King, Husband and wife,
as joint tenants

the La Mesa, Lemon Grove & Spring Valley Irrigation
District and in the

Lots Three Hundred Fifty (350) and Three Hundred Fifty-one (351) of
Grossmont Park Subdivision No. 3, in the County of San Diego, State of
California, according to the Map thereof No. 1528 filed in the office of
the Recorder of said San Diego County February 5, 1913, excepting from
said Lots 350 and 351 those portions thereof lying within the boundaries
of the State Highway, as granted by Ed Fletcher and James A. Murray to the
State of California by deed dated May 14, 1914 and recorded in Book 500,
page 269 in the office of the County Recorder.

THIS DEED is subject to the following reservations and restrictions, a breach of
which will work a forfeiture of title, which said reservations and restrictions
shall inure to the benefit of the Grantor, its successors or assigns:

- (1) No building shall be constructed upon said property which is not satis-
factory in cost and design to the Grantors, or until the plans and specifications
therefor shall have been approved by the Grantor, its successors or assigns,
in writing. Said building shall be worth not less than Three Thousand Dollars,
and shall be of Spanish design.
- (2) That all buildings, and/or outbuildings shall be set back twenty (20)
feet from the front property line;
- (3) That a septic tank for sewerage purposes shall be installed of a standard
satisfactory to the State Board of Health before any improvements are made
on said property.
- (4) That neither the said lands nor any part thereof shall be conveyed, trans-
ferred, demised to or held, occupied or owned by or resided on by any person
not of the white or Caucasian race; but persons of any race may be on said land
as employes or servants of the owner.

The conditions subsequent above set forth, with the exception of the
condition subsequent set forth in Clause Four above, shall in all respects
terminate and end and be of no further effect on and after January 1st, 1948.

The Grantor further reserves a right of way across said premises for
the installation and maintenance of sewer, water and gas mains, poles and wires
for the conveyance of electricity, with the right of ingress and egress for
the maintenance and operation thereof, which said reservation shall inure to
the benefit of the Grantor and any public utility corporation, whether private
or municipal.

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Deed

GROSSMONT PARK COMPANY,

San Diego

land herein conveyed; said residence, exclusive of such outbuildings, shall cost and be worth not less than Three Thousand Dollars (\$3,000), and any building shall have an exterior design approved by the Grantor before same shall be constructed or placed or permitted to be constructed or placed on any of the land above described.

(3) That all houses, and/or outbuildings shall be set back twenty (20) feet from the front property line;

(4) That only one such residence, together with the outbuildings above mentioned, shall be permitted upon said land at any time unless the grantor, its successors or assigns, consents thereto in writing.

(5) That a septic tank for sewerage purposes shall be installed of a standard satisfactory to the State Board of Health before any improvements are made on said premises.

(6) That neither the said lands nor any part thereof shall be conveyed, transferred, demised to or held, occupied or owned by or resided on by any person not of the white or Caucasian race; but persons of any race may be on said land as employees or servants of the owner.

The conditions subsequent above set forth, with the exception of the condition subsequent set forth in Cause Six above, shall in all respects terminate and end and be of no further effect on and after January 1st, 1948.

The Grantor further reserves a right of way across said premises for the installation and maintenance of sewer, water and gas mains, poles and wires for the conveyance of electricity, with the right of ingress and egress for the maintenance and operation thereof, which said reservation shall inure to the benefit of the Grantor and any public utility corporation, whether private or municipal.

Ed Fletcher Papers

1870-1955

MSS.81

Box: 15 Folder: 4

General Correspondence - King, Robert P.



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CUYAMACA
SOLANA BEACH
FLETCHER HILLS
PINE HILLS
GROSSMONT
AVOCADO ACRES

ED FLETCHER CO.

1020 NINTH STREET
SAN DIEGO, CALIF.

May 6, 1929.

Mr. Ed Fletcher,
San Diego, California.

Dear Sir:

You are authorized to sell the
56 shares of stock in the Standard Oil Company of
California which you are holding per escrow
dated April 30th, 1929.

Yours very truly,

Robert P. King

San Diego, California,
May 8th, 1929.

Colonel Ed Fletcher
San Diego, California.

Dear Colonel Fletcher:

Regarding our instructions to you of April 30th, 1929
regarding purchase of Lots 350 and 351 of Grossmont Sub-
division, together with our instructions of May 6th, 1929
regarding the sale of 56 shares of stock of the Standard
Oil Company, will say that you have followed out our
instructions to our satisfaction.

The escrow is now completed. We are accepting the deed
from the Grossmont Park Company for same with the
restrictions and conditions in said deed satisfactory
according to our understanding and we acknowledge receipt
of your guarantee for the planting and care of trees for
two years, and when said deed is recorded and certificate of
title from the Southern Title & Trust Company is furnished
together with policy of insurance in the sum of \$4500
the entire transaction is closed and satisfactory to us.

Yours very truly,

R. P. King
G. A. King,

EF:GMF

San Diego, California,
May 8, 1929.

Southern Title & Trust Company,
San Diego, California.

Order No. 87574

Gentlemen:

Enclosed herewith find deed from Grossmont Park Company to R. P. King and G. A. King, which please record when you can show the lots in the name of the Grossmont Park Company free and clear of encumbrances, excepting state and county taxes for 1929-1930, together with the La Mesa, Lemon Grove & Spring Valley Irrigation District obligations, also rights of way for pipe lines and aqueducts.

The Grossmont Park Company is to pay for the Policy of Title Insurance in their name and we are only to pay for the continuation in our name and for the recording of our deed.

Yours truly,

R. P. King
G. A. King

5-8-29
Ed A. Sears

San Diego, California,
May 9, 1929.

RECEIVED from Ed Fletcher and A. N. SHIDELER

One Thousand and Sixty - - - - -00/100 - - - - - Dollars
in full of account in the matter of sale to R. P. King of
Lots 350 and 351 of Grossmont Park Subdivision No. 3. Said
commission consists of a \$310.00 note signed by R. P. King
and G. A. King, payable to F. E. Thurston, also deed Paul
Scheifer and Ellen Scheifer, husband and wife to R. P. King
and G. A. King dated the 20th of January, 1928, also deed
R. P. King and G. A. King, husband and wife to W. P. Simmons
and F. E. Thurston, as joint tenants, dated April 30, 1929.

The above to be in full of all account and claims
against Ed Fletcher or Grossmont Park Company in relation
thereto for services of Thurston and Simmons in the sale
of the Grossmont property above described.

F. E. Thurston

William P. Simmons

OK
AS

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San Diego, California,

May 9, 1929.

RECEIVED from GROSSMONT PARK COMPANY \$1150.00
in full of all account against said Grossmont Park
Company for sale of Lots 350 and 351 of Grossmont
Park Subdivision No. 3, San Diego County, California
to Mr. and Mrs. R. P. King.

San Diego, California.
May Eleventh, 1929

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

Dear Mr. Fletcher:

I acknowledge receipt of order No. 87574 and policy
of insurance No. 1170 covering Lots 350 and 351
of Grossmont Park Subdivision No. 3 showing same
in my name subject to reservations, all as per our
understanding.

I thank you for handing this matter for us.

It is our intention at an early date to build a home
there as our permanent residence.

Regarding the planting of trees I would prefer at least
half of the trees Fuertes and will leave it to you
to select the other half of standard varieties.

I am enclosing check for \$6.70 being \$5.00 for the
continuation of the certificate in our name and \$1.70
for recording the deed.

I am satisfied in every way with the way the whole
transaction has been handled and thank you for your
kindness in the matter.

Every representation that has been made to me in relation
thereto has been fulfilled.

We hope to build a house on the property in the near future
and one that will satisfy you.

Yours truly,

R. P. King
G. A. King.

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MP:AK