

January 12, 1927.

Miss Mildred Ludlum, ✓
128-17th Avenue,
San Francisco, Calif.

My dear Miss Ludlum:

Perhaps you will remember Ed Fletcher as a member of THE GARROTTERS' troop, of which you were a member. It was many years ago. From an unmarried boy to a father of ten children and three grandchildren covers many years and brings a flood of memories. I don't see how you have gone thru this world rejecting so many good men, and never having married.

Now to get down to business. I fell in love with Eagles' Nest and the Taylor property below a number of years ago and purchased it on my own account. I am going to keep it forever as a plaything and a matter of enjoyment for myself and friends. I shall never put it on the market for sale as long as I live unless forced so to do by dire poverty.

Miss Gertrude Gilbert said she would like to get a little piece of land out in the country, and I suggested that she write you and ask for a price on your five acres. I have not seen your reply, but Miss Gilbert asked me to write you and give you the facts in relation to your property.

When you purchased the property, I believe from Mr. Keyes, you had to go over a steep, rough road which Mr. Keyes built. That road has been abandoned for twelve or fifteen years and is absolutely impassable. I bought the property from Mr. Keyes for \$20 an acre, and from Mr. Taylor at \$30 an acre, a number of years ago. We are entirely surrounded by the Indian reservation. Five or six years ago I built a trail over a new road thru my property from the Warner Ranch line to Eagles' Nest. This road was washed out completely three years ago in the flood, and has never been repaired.

While it is true that the country is developing between San Diego and Julian, there has not been a single house built between Santa Ysabel and Warner Ranch; neither has there been any development at Warner Ranch for many years and no chance of it for sometime to come.

I have no connection whatever with the owners of Warner Ranch or Warner Hot Springs, having sold out completely three years ago. I have sold out all my water projects, and I know you will be glad to hear that I am on velvet for life.

The Eagles' Nest proposition is purely a plaything.

If you have any desire to sell the five acres, kindly drop me a line and let me know what you want for it and I will either let Miss Gilbert have it if she wants the five acres, or take it myself to square out my property. You and I are the only ownerships of this property outside of the Warner Ranch in that entire territory for a radius of miles.

With kind personal regards,

Very sincerely yours,

EF:AG

July 17th, 1928.

Mrs. Mildred Ludlum
128--17th Avenue
San Francisco, California.

My dear Mrs. Ludlum:

I have had my surveys made and my posts are on the ground and we are going to commence fencing in ten days.

My final offer is \$500 down, \$500 in a year, and \$500 in two years with 7% interest, if you care to have me take your 5 acres at Eagles Nest.

I will pay the cost of certificate. All I want is a clear title from you and you will get \$1500 net.

I have just been offered 1400 acres of the finest timber and water land in San Diego County, lying between Pine Hills and Cuyamaca Lake, with three beautiful streams running thru the property.

The price is \$25,000, or about \$17 an acre. It is covered with beautiful oak and pine timber, and the north line about half mile from Pine Hills

There is no road to your property, excepting my private road. It will cost \$5000 to build a road to get to it, and I can't help but feel that your friend has ill advised you as to the value.

Who your friend is, I would like to know if agreeable to you as I can convince him that none of that acreage within a radius of 20 miles of this property has ever sold at \$150 an acre, let alone \$300.

I only need the property to square off my tract and my fence lines.

If you decide to accept my offer, I will send a check for \$500 immediately, and ask you to put a deed in escrow

San Diego, California,
July 17th, 1928.

Mrs. Mildred Ludlum

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at the bank to be delivered to me when the \$1500 and interest are paid, I to pay all taxes from date.

If you are interested in this proposition, please let me hear from you by return mail, otherwise I shall consider the incident closed.

Yours very truly,

P. S.

If you want to execute a deed and take mortgage notes signed by Mrs. Fletcher and me, this arrangement is satisfactory.

EF:CMF

My dear Mr Fletcher;

It is difficult for me to answer as promptly as you suggest as my advisor does not live in San Francisco. In his letter to me he suggests that we split the difference and make the price of my five acres \$4,750.00 net, but as

I would like you
to be satisfied, I am
disposed to waive his
suggestion and make
the price 1500⁰⁰ net,
without cost to me
of certificate of title or
other expense. Terms,
as you suggest,
500⁰⁰ - cash, balance
500⁰⁰ in one year,
500⁰⁰ in two years,
interest 7 per cent.

Deferred payments to be
secured by mortgage
on the property and
the notes to be
signed by both
yourself and Mrs
Fletcher.

I believe this will
be as you wish.

Sincerely

Mildred Ludlum

7-27-28.

July 31, 1928.

Mrs. Mildred Ludlum,
128 17th Ave.,
San Francisco, Calif.

Dear Mrs. Ludlum:

On my return home I find your letter
of the twenty-seventh referring to the five acres at
Eagle's Nest.

I am sending you a check for the \$100
as an evidence of good faith. I have ordered the
certificate of title which I will pay for and thank
you for selling to me on terms.

I assume that you are furnishing me
with a clear title and also assume that you will
pay any delinquent taxes, if any.

As soon as the certificate of title
is secured from the title company and the title
shows clear I will prepare the necessary note and
mortgage and my wife and I will sign them and prepare
the deed for your signature and send you a check
for \$400 more.

I thank you for your promptness in the
matter.

Sincerely yours,

EF:AK

August 15th, 1928.

Miss Mildred Ludlum
126--17th Avenue
San Francisco, California.

Dear Miss Ludlum:

Enclosed find check for additional \$400, also agreement
of purchase and sale.

As soon as the agreement is signed, I will prepare the
deed for signature to be deposited with any bank in
this city, and Mrs. Fletcher and I will also execute
the mortgage notes and mortgage and everything can be
put in escrow and you will be furnished with a
certificate of title showing the property in my name
with a first lien against it in the sum of \$1000, being
the mortgage notes of Mrs. Fletcher and myself payable
in one and two years from date.

Yours very truly,

EF:GMF
Encl.

August 16, 1928

Miss Mildred Ludlum,
126--17th Avenue,
San Francisco, California.

Dear Miss Ludlum:

Enclosed find check for additional \$400, also agreement
of purchase and sale. Kindly sign one copy and return.

As soon as the agreement is signed, I will prepare the
deed for signature to be deposited with any bank in
this city, and Mrs. Fletcher and I will also execute
the mortgage notes and mortgage and everything can be
put in escrow to protect your interest until papers
are filed of record showing our mortgage to you a
first lien.

Yours very truly,

EF:AK
Encl.

9-9-28

My dear Mr. Fitch;

Oh, there are
no delinquent taxes. They
have been kept up.

I did not realize
that you had overlooked
the fact that the
Eagle's list property had
not been distributed,
as in your past
correspondence you had
mentioned it.

Sorry!

as to that distribution,
The debts have already
been advertised for a
pruning sale.

I am still holding
The check.

Sincerely yours

Wm. S. Suddern
125 - 17th ave
S.A.

September 15, 1928.

Miss Mildred Ludlum,
128 - 17th Ave.,
San Francisco, California.

My dear Miss Ludlum:

Answering yours of the 9th, I thought it was only necessary to file of record in San Diego County the distribution of the property. I have asked the title company to find out what it is going to cost to re-open the estate and do the thing in a legal manner. Have not yet had a reply. I do not think the cost will be excessive, in which case I am willing to assume it.

I am writing the title company again today in relation thereto. Am quite sure we can straighten this thing up in the very near future. Enclosed find copy of letter I have written the title company.

Yours very truly,

EF:KLM

September 17th, 1928.

Miss Mildred Ludlum
128--17th Avenue
San Francisco, California.

Dear Miss Ludlum:

I have just received word that it will cost \$50 to straighten out your title. This I am willing to pay.

We will go right ahead and execute the deed and mortgage.

Enclosed find the mortgage notes of Mrs. Fletcher and myself.

We will have the mortgage recorded and have a certificate of title brought down showing the property in our name, subject to the mortgage of \$1000 to you.

Will you please forward the deed to the Southern Title & Trust Company and I will place the mortgage in their hands. The escrow number is #83014.

Yours very truly,

EF:GMF
Encls.

P. S. I am enclosing a grant deed for your signature. Will you and your sister please sign same, have your signatures acknowledged and send it to the Southern Title & Trust Company with instructions to deliver to me when they can send you a mortgage for \$1,000, which I will put in escrow with them.

E.F.

10.1.78

My dear Mr. Fletcher;

I have your letter
of the 14th inst. and
as requested am sending
the deed signed by myself
and sister to the Southern
Title and Trust Company,
San Diego, for completion
of the sale, in accordance
with our agreement.

The Title Company is
instructed to record the

The deed when it can
immediately following the
recording of the deed file
for record the mortgage
of yourself and wife
securing the payment of
the two \$500⁰⁰ notes
being part of the
purchase price.

Hoping the conclusion
of the sale is satisfactory
to you I am yours
Mildred Liddle

128-17th Ave
S. 7.

October 8th
1 9 2 8

Miss Mildred Ludlum,
128 Seventeenth Ave.,
San Francisco, Calif.

Dear Miss Ludlum:

I thank you for your letter of the fourth.

The agreement has been consummated and I have
no complaint to make.

I can only repeat that no sale of property has
been made within twenty miles of your five acres at over \$100
an acre and I just purchased 147 acres along the shores of
Lake Henshaw with beautiful oaks ready for subdivision on
the county highway within two miles of the dam at \$75 a acre.

Hope you had a good vacation and came back
rested and ready to carry on the good work that you have
been doing in the past.

Sincerely yours,

MEF:AK

November 7th
1 9 2 8

Miss Mildred Ludlum,
128 Seventeenth Ave.,
San Francisco, Calif.

Dear Miss Ludlum:

Enclosed find check for \$17.50 to pay
the interest on your \$1000 note to November first.

Kindly acknowledge receipt, and
oblige.

Yours truly,

MEF:AK

AGREEMENT WHEREBY ED FLETCHER buys and MILDRED LUDLUM and IMOGEN A. ALLEN sells the following described property located in San Diego County, California, to-wit:

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

The purchase price to be FIFTEEN HUNDRED DOLLARS (\$1500.00), the terms of payment as follows: FIVE HUNDRED DOLLARS (\$500.00), the receipt of which is hereby acknowledged; Five Hundred Dollars (\$500.00) on or before a year from date of August 1st, 1928, and Five Hundred Dollars (\$500.00) on or before two (2) years from August 1st, 1928, with interest at seven percent (7%), payable quarterly.

The said property is to be deeded as soon as it can conveniently be done to Ed Fletcher, and Ed Fletcher and Mary C. B. Fletcher, husband and wife, are to execute mortgage notes in favor of Mildred Ludlum and Imogen A. Allen, interest payable quarterly as above described.

Said Fletcher is to pay for all costs of certificate of title, preparing the mortgage and all recording fees. Said Mildred Ludlum and Imogen A. Allen agree to furnish a clear title to the property with taxes paid to date; said Fletcher to pay the State and County Taxes that go delinquent December 1st, 1928.

Time is the essence of this agreement.

Ed Fletcher Papers

1870-1955

MSS.81

Box: 16 Folder: 32

General Correspondence - Ludlum, Mildred



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