

January 30, 1930.

see
[SPURLOCK]
CSM

Mr. A. J. Crookshank,
First National Bank,
Santa Ana, California.

My dear Mr. Crookshank:

Please let me know what three shares of water stock in the El Modena Water Company is worth. What is the market value, and is the water from three shares sufficient to take care of the two acre tract of Mr. Spurlock?

I hate to bother you, but I am going to put thru that deal, I guess, and I want some unbiased advice.

Do not fail to drop me a line just as soon as the good wife is ready to come down and make that visit. I hope you both play bridge so we can have a game of bridge; either that or we will take in a good movie. Let's act like a bunch of kids for once.

Sincerely yours,

EF:KLM

April 16th, 1931.

Spurlock

Mr. C. L. Pritchard,
Trust Officer, First National Bank,
Santa Ana, California.

My dear Mr. Pritchard:-

Mr. Morris Cain is representing the Spurlocks and is talking compromise. What would it cost me for your services to date to settle the matter, if I get a quitclaim deed from Spurlock and stop the foreclosure proceedings?

May I hear from you by return mail?

Yours very truly,

EF/RC

3520

THE FIRST NATIONAL BANK

OF SANTA ANA

TRUST DEPARTMENT
C. L. PRITCHARD, TRUST OFFICER
HOMER C. CHANEY, ASST. TRUST OFFICER
L. B. ARMSTRONG, ASST. TRUST OFFICER

CAPITAL \$750,000.00
SURPLUS \$250,000.00

SANTA ANA, CALIFORNIA

April 17, 1931.

Spurlock

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

Dear Mr. Fletcher:

We acknowledge receipt of your letter of April 16th. with regard to the cost of our services in the matter of the Spurlock foreclosure should a compromise be made and the foreclosure proceedings stopped.

As to cancellation of foreclosure during process thereof, would advise that our fees are one-half of the regular Trustee's fee, plus costs expended to date of cancellation, which would be on the foreclosure of the above referred to trust deed, \$75.00, plus \$1.20 cost of recording Notice of Breach and Default under the Deed of Trust, but under the conditions, we will accept the balance of \$43.80 which we now hold in the account.

Kindly advise us immediately so that there will be no further expenses incurred in this connection.

Very truly yours,

C. L. Pritchard

Trust Officer.

CLP:pt

75.00

350
160
410
75
485
350

Spurlock

April Twentieth,
1931

Mr. C. L. Pritchard,
Trust Officer,
First National Bank,
Santa Ana, California.

My dear Mr. Pritchard:

Answering yours of the seventeenth will say I hope to close this deal and make an adjustment with Mr. Spurlock and will notify you in the near future in relation thereto.

Yours very truly,

EF:ASK

*Not reviewed
after dictation*

Spurlock ✓

May Sixth,
1 9 3 1

First National Bank,
Santa Ana,
California.

Gentlemen:

Enclosed find check for \$150 which
you may pay to Mr. Morris A. Cain, attorney for Mr.
Spurlock, also a note for \$350 which you may turn over
to Mr. Cain on receipt of the following:

Signed quitclaim deeds duly acknowledged,
also an agreement for the signatures of both Mr. Spurlock
and his wife herewith enclosed, a copy of which is to be
delivered to each party.

Yours very truly,

EF:ASK

3520

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SURPLUS \$250,000.00

SANTA ANA, CALIFORNIA

May 6, 1931

*File
Spurlock*

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

Dear Mr. Fletcher:

Re: Our Escrow No. 678

Please advise us immediately whether or not you
wish us to proceed with the Trustee's Sale of the Spurlock
property. The 90 day period which must elapse between time
of recording the Notice of Default, etc. and the commence-
ment of publication of the Notice of Sale expires today.

Your letter to us of April 20 stated that you
would notify us in the near future relative to outcome of
compromise negotiations with Mr. Spurlock's attorney, Mr.
Morris Cain.

If we do not hear from you by Monday, May 11th,
we shall proceed with the publication of the Trustee's
Notice of Sale. This, of course, will increase the costs
in this matter.

Yours truly,

C. L. Pritchard

Trust Officer

DH

May 14, 1931.

Mr. C. L. Pritchard,
Trust Officer,
First National Bank,
Santa Ana, California.

My dear Mr. Pritchard:

Mr. Cruikshank sent me this morning the enclosed quitclaim deed signed by Walter O. Spurlock and wife on the Orange County property.

I want the \$2500.00 Deed of Trust released, and am enclosing herewith an Order to Re-convey. If in order please have the Reconveyance deed read to Ed Fletcher and Mary C. B. Fletcher, and record both the enclosed quitclaim and reconveyance deeds.

I will then need only to clear the first trust deed of Mr. Welker's and the property will be clear in my name.

Will you please also return to me the Abstract of Title which was sent you at the time the \$2500 note and other papers were sent for the foreclosure proceedings.

If anything else is required, please let me know.

Yours very truly,

KLM

P. S. Let me know what I owe you for re-conveying and recording, etc. and I will send you a check.

KLM

TO FIRST NATIONAL BANK OF SANTA ANA, Trustees:

You are hereby notified that I am the legal owner of the promissory note for the sum of Twenty-five Hundred and no/100 Dollars (\$2500.00), with interest, mentioned as secured by that certain Deed of Trust, dated the 21st day of January, 1930, made by Walter Spurlock, a widower, to THE FIRST NATIONAL BANK OF SANTA ANA, a corporation, Trustee, as second party, which said Deed of Trust was recorded in the office of the County Recorder of the County of Orange, State of California, on the _____ day of _____, 1930 in Book _____, page _____, et seq of Deeds; that said note, together with all other sums and indebtedness secured by said Deed of Trust, have been fully paid and satisfied; and you are hereby directed and ordered upon presentation to you for cancellation, and on cancellation by you of said note above mentioned, and payment to you of any sums owing to you under the terms of said Deed of Trust, to reconvey, without warranty, all the estate now vested in you under said Deed of Trust, unto the parties designated by the terms thereof, at their request and cost.

WITNESS my hand and seal this 14th day of May, 1931.

May 14, 1931.

Mr. A. J. Cruikshank, President,
The First National Bank,
Santa Ana, California.

My dear Mr. Cruikshank:

Thanks kindly for your letter of
the 13th, cleaning up the Spurlock matter.

I am writing Mr. Pritchard, your
Trust Officer, regarding filing the papers
of record for me.

With kindest regards, I am

Yours sincerely,

EF:KLM

3520

THE FIRST NATIONAL BANK

OF SANTA ANA

TRUST DEPARTMENT
C. L. PRITCHARD, TRUST OFFICER
HOMER G. CHANEY, ASST. TRUST OFFICER
L. B. ARMSTRONG, ASST. TRUST OFFICER

CAPITAL \$750,000.00
SURPLUS \$250,000.00

SANTA ANA, CALIFORNIA

May 22, 1931

Mr. Ed Fletcher
1020 Ninth Street
San Diego, California

Dear Sir:

Re: Our Escrow No. 678.

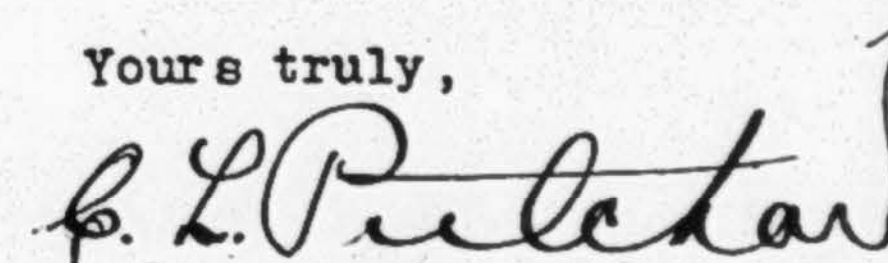
We are inclosing a copy of the Grant Deed from
L.M. Smith and Arta E. Smith to Walter O. Spurlock. This
Deed was recorded October 13, 1927, in Book 88, page 454
of Official Records of Orange County, California. We
trust that this copy will serve your purpose. A certified
copy of this Deed may be obtained for \$.75 from the County
Recorder of this County.

Regarding the conditions and reservations against
this property, you will note that none show on the Deed
from Smith to Spurlock. Apparently there are no conditions
or restrictions against this property other than those listed
as Exception #5 on page 3 of the Abstract and Title Insurance
Company's Policy No. 88149 which we are returning at this time.

We have recorded the Reconveyance of the Spurlock
Deed of Trust together with the Quitclaim Deed which Mr.
Spurlock and his wife signed. They will be returned direct
to you from the Recorder's office. The recording fees paid
by us were as follows: Quit-Claim Deed-\$1.20, Reconveyance
\$1.00, Total \$2.20. Please let us have your check to cover
these fees.

Please acknowledge receipt on the inclosed copy
of this letter.

Yours truly,



Trust Officer

DH

Inc.

May 29, 1931.

Mr. C. L. Pritchard, Trust Officer,
First National Bank,
Santa Ana, California.

My dear Mr. Pritchard:

I am returning herewith carbon copy
of letter re Escrow No. 678, acknowledging receipt
of the papers you enclosed.

Enclosed find check for \$2.20
to cover the recording fees which you paid.

Thank you for your trouble in this
matter.

Yours very truly,

KLH

Ed Fletcher Papers

1870-1955

MSS.81

Box: 8 Folder: 8

**General Correspondence - First
National Bank, Santa Ana, California**



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