

HERMAN M. CABLE

From the papers of Ed Fletcher, the following letters were removed to the alphabetized correspondence files

Fletcher to BELCHER, F.J., 12/5/22  
CROGHAN, Herbert  
Fletcher to Croghan, 7/3/22  
Croghan to Fletcher, 7/3/22  
CROUCH, Charles  
Crouch to Fletcher, 6/30/22  
Fletcher to Crouch, [2 letters] 6/29/22, 10/30/22  
Crouch to First National Bank, 10/25/22  
Fletcher to GOOD, C.L., 7/10/22  
Fletcher to HAMMOND, C.R., [3 letters] 6/29/22, 7/3/22, 7/11/22  
KERCKHOFF, William G.  
Kerckhoff to Fletcher, 8/18/22  
Fletcher to Kerckhoff, [6 letters] 7/5/22, 8/21/22, 8/28/22, 11/23/22, 12/5/22, 12/11/22  
Intercompany Fletcher note 10/31/22  
ROYSTON, Ed  
Fletcher to Royston, [10 letters] 7/13/22, 7/26/22, 8/17/22, 8/17/22, 8/30/22, 9/20/22, 10/6/22, 10/16/22, 10/24/22, 10/31/22  
Royston to Fletcher, [3 letters] 8/1/22, 10/12/22, 10/20/22  
Royston to Union Title Co., [2 letters] 8/23/22, 10/6/22  
TOLLE, F.H., Manager  
Tolle to Fletcher, [13 letters] 6/23/22, 6/29/22, 7/10/22, 7/10/22, 7/17/22, 8/2/22, 8/4/22, 8/11/22, 8/17/22, 8/19/22, 8/29/22, 9/21/22, 10/31/22  
Fletcher to Tolle, [24 letters] 6/30/22, 6/30/22, 7/10/22, 7/11/22, 7/18/22, 7/19/22, 8/3/22, 8/3/22, 8/9/22, 8/12/22, 8/23/22, 8/28/22, 8/29/22, 9/12/22, 9/23/22, 10/10/22, 10/19/22, 10/23/22, 10/24/22, 10/30/22, 10/30/22, 11/16/22, 11/28/22, 12/19/22  
UNION TITLE CO.  
Union Co. to Fletcher, [2 letters] 10/6/22, 10/13/22,  
Fletcher to Union Co., [9 letters] 7/13/22, 7/13/22, 8/2/22, 8/16/22, 8/29/22, 10/9/22, 10/9/22, 10/23/22, no date  
Fletcher to UTLEY, H.S., 7/11/22  
WAGNER, A.C. (WAGNER CO.)  
Wagner to Fletcher, [2 letters] 8/25/22, 9/1/22,  
Fletcher to Wagner, [3 letters] 8/29/22, 9/5/22, 11/28/22  
WHITCOMB, W.B. (FIRST NATIONAL BANK)  
Fletcher to Whitcomb, [2 letters] 7/11/22, 7/19/22  
Whitcomb to Fletcher, 7/17/22  
Fletcher to WHITE, F.M., 8/10/22

THIS MORTGAGE, made the 20th day of July 1917, by  
HERMAN N. CABLE of San Diego, California, mortgagor, to  
THE FIRST NATIONAL BANK OF SAN DIEGO, California, mortgagee;

WITNESSETH: That the said mortgagor hereby  
mortgages to the said mortgagee all that certain real property  
situate in the County of San Diego, State of California,  
particularly described as follows, to-wit:

Lots One (1) and Two (2), being all of Fractional  
Block Five (5); Lots Five (5) and Six (6) in Block One Hundred  
Fourteen (114); Lots Five (5) and Six (6) in Block One Hundred  
Twenty (120), all of ROSEVILLE, in the City of San Diego,  
County of San Diego, State of California, according to map No.  
165 on file in the office of the Recorder of said San Diego County;

Lot Eight (8) in the Subdivision of Block Twenty-six  
(26) of ROSEVILLE, according to map of said Subdivision No. 198,  
filed in the office of the Recorder of San Diego County August  
4, 1887;

Lots Three (3) and Four (4) in the Subdivision of  
Block One Hundred Four (104) of ROSEVILLE, according to map of  
said Subdivision No. 199, filed in the office of the Recorder  
of San Diego County August 4, 1887;

Lots Four (4), Five (5), Thirteen (13) and Fourteen  
(14) in Block One Hundred Sixteen (116) of ROSEVILLE,  
according to map No. 390, filed in the office of the Recorder  
of San Diego County October 4, 1887.

Lots Forty-three (43) and Forty-four (44) in Block  
Two (2); Lots Twenty-seven (27) and Twenty-eight (28) in  
Block Four (4); the Westerly half (W. 1/2) of Lot Six (6) and all  
of Lot Five (5) in Block Five (5); Lots Seven (7) and Eight (8)  
in Block Six (6); Lots Fifteen (15) and Sixteen (16) in Block  
Twenty-two (22); Lots Thirty-nine (39) and Forty (40) in Block  
Thirty-six (36); Lots Nineteen (19) and Twenty (20) in Block  
Sixty-five (65), all of OCEAN BEACH, in the City of San Diego,  
County of San Diego, State of California, according to map No.  
279, filed in the office of the Recorder of said San Diego County  
May 28, 1887.

Lots Five (5), Twelve (12) and Fifteen (15) in Block  
Two (2); Lots Fifteen (15) and Eighteen (18) in Block Three (3);  
Lot Four (4) in Block Four (4); Lots Five (5) and Nine (9) in  
Block Six (6), all of OCEAN VIEW, in the City of San Diego,  
County of San Diego, State of California, according to map No.  
1058, filed in the office of the Recorder of said San Diego  
County May 25, 1907.

Lots Thirteen (13) and Fourteen (14) in Block One  
Hundred Ninety (190); Lots Seven (7), Eight (8), Nine (9), and  
Ten (10) in Block One Hundred Ninety-seven (197); Lots  
Fourteen (14) and Fifteen (15) in Block Two Hundred Fifty-one  
(251); Lots Thirty-nine (39) and Forty (40) in Block Two Hundred  
Fifty-six (256), all of PACIFIC BEACH, in the City of San Diego,  
County of San Diego, State of California, according to maps  
Nos. 697 and 854, filed in the office of the Recorder of said  
San Diego County January 8, 1892, and September 28, 1898,  
respectively.

Lots Twelve (12) and Thirteen (13) in Block One Hundred Two (102); Lot Fifteen (15) in Block One Hundred Twenty-seven (127), all of CORONADO BEACH, South Island, in the City of Coronado, County of San Diego, State of California, according to map No. 376, filed in the office of the Recorder of said San Diego County November 12, 1886.

Lot One (1) in Block Nine (9); Lots One (1) and Two (2) in Block Thirty-three (33) in the City of OCEANSIDE, County of San Diego, State of California, according to map No. 344, filed in the office of the Recorder of said San Diego County July 1, 1885;

Lot Three (3) in Block Eighty-nine (89) of Horne's Addition to Oceanside, according to map No. 323, filed in the office of the Recorder of said San Diego County April 5, 1886;

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6) in Block Two (2) of Spencer's Subdivision of Lot Four (4) of Myer's Addition to Oceanside, according to map No. 92, filed in the office of the Recorder of said San Diego County July 15, 1887;

Lots One (1) to Sixteen (16), both inclusive, in Block Thirty-seven (37) of Bryan's Addition to Oceanside, according to map No. 219, filed in the office of the Recorder of said San Diego County March 10, 1887;

Lots Three (3) and Four (4) in Block Thirty-seven (37) of Townsite Annex to Oceanside, according to map No. 919, filed in the office of the Recorder of said San Diego County September 2, 1904.

Lot Sixteen (16) in Block Five (5); Lot Fourteen (14) in Block Six (6); Lots Four (4), Nine (9), Ten (10), Eleven (11), Thirteen (13), Fourteen (14), Fifteen (15) in Block Eight (8); Lots One (1) and Two (2) in Block Nine (9); Lots Five (5), Six (6), Nine (9), Ten (10), Eleven (11), Fifteen (15), Sixteen (16) in Block Eleven (11); Lots Two (2), Three (3), Fourteen (14), Fifteen (15), Sixteen (16) in Block Twelve (12); Lots One (1), Two (2), Fifteen (15), Sixteen (16) in Block Thirteen (13); Lots Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) in Block Fourteen (14); Lots One (1), Two (2), Three (3), Seven (7), Eight (8), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14) in Block Fifteen (15); Lots One (1), Five (5), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fifteen (15), Sixteen (16) in Block Seventeen (17); Lot Thirteen (13) in Block Eighteen (18); Lots Three (3), Four (4), Nine (9) in Block Nineteen (19); Lots Four (4), Five (5), Six (6), Eleven (11), Twelve (12), Thirteen (13) in Block Twenty (20); Lots Nine (9) and Ten (10) in Block Twenty-two (22); Lots Eleven (11) and Twelve (12) in Block Twenty-three (23); Lots Three (3) and Four (4) in Block Twenty-nine (29); Lots Six (6), Ten (10), Twelve (12), Thirteen (13) in Block Thirty-two (32); Lots One (1), Two (2), Nine (9), Ten (10), Eleven (11), Twelve (12), Fifteen (15), Sixteen (16) in Block Thirty-three (33); Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Eleven (11) in Block Thirty-four (34); Lots One (1), Four (4) and all that portion of Lots Thirteen (13) and Fourteen (14) in Block Thirty-five (35) lying above the ordinary high tide line of the waters of the Pacific Ocean; Lot Eight (8) in Block Forty (40); and all that portion of fractional Blocks Thirty-six (36) and Thirty-eight (38) (excepting the northerly 100 feet of Block 38) lying above the ordinary high tide line of the waters of the Pacific Ocean, all being in the townsite of ENCINITAS, in the County of San Diego, State of California, according to map No. 148, filed in the office of the Recorder of said San Diego County June 12, 1883;

Lots Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8) in Pitcher's Subdivision of Block Twenty-four (24) of Encinitas, according to map No. 187, filed in the office of the Recorder of said San Diego County April 4, 1887;

Lots One (1), Five (5), Six (6), Seven (7), Eight (8), Thirteen (13), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23), Twenty-four (24), and fractional Lots Twenty-five (25) and Twenty-six (26) in Block "A" of McNeill and Key's Subdivision of East Block Six (6) of Encinitas, according to map No. 112, filed in the office of the Recorder of said San Diego County April 5, 1887;

Lots One (1) to Sixteen (16), both inclusive, in Block "A" and Lots One (1) to Sixteen (16) both inclusive, in Block "B" of the Subdivision of East Block Seven (7); Lots Five (5), Six (6), Seven (7), Eight (8) in Block "A" and Lots One (1), Two (2), Six (6), Seven (7), Eight (8), Eleven (11), Twelve (12) in Block "B" of the Subdivision of East Block Eight (8); Lots Two (2) to Twelve (12), both inclusive, and Lot Sixteen (16) in Block "A" of the Subdivision of East Block Eleven (11), East of the California Southern Railroad in Encinitas, made by Sturges and Rattan, according to map No. 33, filed in the office of the Recorder of said San Diego County March 19, 1887;

Lots Five (5), Six (6), Seven (7), Eight (8) of the Subdivision of Block Nine (9) East of the California Southern Railroad in Encinitas, made by Samuel L. Smith, according to map No. 38, filed in the office of the Recorder of said San Diego County January 11, 1887.

Lots One (1), Two (2), Three (3), Four (4) in Block One (1); Lots Two (2), Four (4), Six (6), Twelve (12) in Block Two (2), all in M. L. Durand's Addition to Encinitas Townsite, in the County of San Diego, State of California, according to map No. 206, filed in the office of the Recorder of said San Diego County April 19, 1887.

Lots Twenty-five (25) and Twenty-six (26) in Block Thirty (30); Lots Twenty-six (26) and Twenty-seven (27), Thirty-one (31) and Thirty-two (32) in Block Thirty-two (32); Lots Five (5), Six (6), Seven (7), Eight (8), Twenty-nine (29) in Block Thirty-four (34); Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16) in Block Thirty-seven (37); Lots Thirty-one (31), Thirty-two (32) in Block Thirty-eight (38); Lots One (1), Two (2) in Block Sixty-six (66), all in CARLSBAD, County of San Diego, State of California, according to map No. 365, filed in the office of the Recorder of said San Diego County February 2, 1887;

Lots Twenty-eight (28), Twenty-nine (29), Thirty (30) in Block Thirty-two (32); Lots Twenty-three (23), Twenty-four (24) in Block Thirty-three (33); Lots Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-five (25), Twenty-six (26) in Block Thirty-eight (38); Lots Four (4), Thirty (30), Thirty-one (31) in Block Forty (40); Lots Twenty-five (25), Twenty-six (26) Twenty-nine (29), Thirty (30) in Block Forty-one (41); Lots Seventeen (17), Eighteen (18), Twenty-one (21), Twenty-two (22) in Block Forty-seven (47); Lots One (1), Two (2), Five (5), Six (6), Nineteen (19), Twenty (20), Twenty-three (23), Twenty-four (24), Twenty-five (25) in Block Forty-eight (48); Lots Seven (7) and Eight (8) in Block Fifty-seven (57), all in Carlsbad, according to map No. 535, filed in the office of the Recorder of said San Diego County May 2, 1887;

Lots Twenty-seven (27), Twenty-eight (28), Thirty (30)

Thirty-one (31), Thirty-two (32) in Block Thirty-four (34);  
Lots Fifteen (15) and Sixteen (16) in Block Forty-one (41);  
Lots Thirty-one (31) and Thirty-two (32) in Block Forty-nine  
(49), all of Carlsbad, according to map No. 775, filed in the  
office of the Recorder of said San Diego County February  
15, 1894;

All that portion of fractional Block Ninety-three  
(93) lying and being westerly of alley in said Block Ninety-three  
(93), according to survey and map of the Town of Carlsbad,  
in the County of San Diego, filed in the office of the County  
Recorder of said San Diego County May 2, 1888, and Number 535,  
excepting and reserving therefrom an unplatted strip of land  
adjoining said described portion of fractional Block 93 on the  
south, and being in said Town of Carlsbad, as per survey  
made in 1888, Map No. 535.

Lot Twelve (12) and Lot Fourteen (14), all in  
Patterson's Addition to the Town of Carlsbad, in the County of  
San Diego, State of California, according to map No. 565,  
filed in the office of the Recorder of said San Diego County,  
September 22, 1888.

Lots "H" and "N" in Block Five (5); Lots "B" and "D"  
in Block Six (6); Lots "A", "B" and "E" in Block Seven (7);  
Lot "E" in Block Eleven (11); Lot "E" in Block Sixteen (16);  
Lot "K" in Block Eighteen (18); Lot "S" in Block Nineteen (19);  
Lots "F", "G", "H" and "J" in Block Twenty-two (22); Lots "Q"  
and "S" in Block Twenty-three (23); Lots "E", "F", "G", "R" in  
Block Twenty-four (24); Lot "D" in Block Twenty-six (26);  
Lot "M" in Block Thirty-three (33); Tract Thirteen (13), all  
in SOUTH OCEANSIDE, County of San Diego, State of California,  
according to map No. 622, filed in the office of the Recorder  
of said San Diego County February 7, 1890.

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as security for the payment of principal and interest and  
attorney's fees specified and provided for in one certain  
Promissory Note of date July 20, 1917, in words and figures  
following, to-wit:

\$10,000.00. San Diego, California, July 20, 1917.

One year after date, without grace, for value received, I  
promise to pay to the order of THE FIRST NATIONAL BANK OF SAN  
DIEGO, at its banking house, in the City of San Diego, Cal.,  
Ten Thousand and no/100 Dollars, with interest at the rate of  
six per cent. per annum, from date until paid, interest

payable quarterly and if not so paid to be compounded quarterly  
and bear the same rate of interest as the principal; and  
should the interest not be paid when due then the whole sum of  
principal and interest shall become immediately due and payable  
at the option of the holder of this note. Principal and  
interest payable in gold coin of the United States. Should  
suit be commenced, or an attorney employed to enforce the  
payment of this note, I agree to pay an additional sum of a  
reasonable per cent. on principal and accrued interest, as  
attorney's fees in such suit.

HERMAN N. CABLE.

And the mortgagor hereby covenants with the  
mortgagee that if default be made in the payment of the interest,  
or any part thereof, according to the tenor of said note, then  
the whole sum of principal and interest shall become immediately  
due and payable at the option of the holder of said note and  
the mortgagee may proceed with suit of foreclosure, and sell the  
mortgaged premises in the manner provided by law; it being  
understood and agreed that the property shall be sold in parcels  
instead of as a whole, if the mortgagor so desires; and shall  
include in such foreclosure an additional sum, for attorney's  
fees, as provided in said note.

And it is hereby covenanted that the mortgagor shall  
pay all taxes and assessments upon said premises, and this  
mortgage, also all insurance upon said premises; and also to  
keep fully insured against all losses by fire, or otherwise,  
all buildings upon said premises; and in case of default by  
mortgagor to pay said taxes and assessments and insurance then  
the mortgagee may pay the same, and the amount so paid shall  
become a debt from the mortgagor and shall be a lien upon said  
premises and be secured by this mortgage, and bear interest at  
the rate of one per cent. per month, from the date of such  
payment, payable in the gold coin of the United States; and in

case of the foreclosure shall be added to the principal and interest due thereon, and be included in the judgment and decree to be entered therein.

Signed and executed in the \_\_\_\_\_  
presence of \_\_\_\_\_

STATE OF CALIFORNIA, )  
COUNTY OF SAN DIEGO, ) ss.

On this \_\_\_\_\_ day of July, 1917, before me, \_\_\_\_\_, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared HERMAN N. CABLE, known to me to be the person described in and whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal, at my office, in the City of San Diego, County of San Diego, State of California, the day and year in this certificate first above written.

\_\_\_\_\_  
Notary Public in and for the  
County of San Diego, State  
of California.

Office July 24, 1922

Milton:

Will you get a map of Encinitas and go down to the title company and get them to mark on the map these lots and see if there is any other property besides Encinitas property on this list of property.

E.F.

*All the property is in Encinitas.  
Milton  
Property on Green*

and the principal and  
interest and thereon, and be included in the judgment and decree  
to be entered therein.

Signed and executed in the

presence of \_\_\_\_\_

STATE OF CALIFORNIA }  
COUNTY OF SAN DIEGO } ss.

On this \_\_\_\_\_ day of July, 1917, before me,

\_\_\_\_\_ a Notary Public in and for

said County and State, residing therein, duly commissioned and

sworn, personally appeared \_\_\_\_\_ known to me to be

the person described in and whose name is subscribed to the

within instrument, and acknowledged to me that he executed the

same.

IN WITNESS WHEREOF, I have hereunto set my

hand and affixed my Official Seal, at my

office, in the City of San Diego, County of

San Diego, State of California, the day and

year in this certificate first above written.

Notary Public in and for the  
County of San Diego, State  
of California.

Handwritten notes and a list of numbers on a separate piece of paper. The list of numbers includes: 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50. There are also handwritten annotations such as "7.41" and "221-".

"EXHIBIT A"

All that portion of Lots 2, 3, 14 and 15, lying South of the South line of Section 9, Township 13 South, Range 4 West, S. B. M., and all of Lots 4, 5, 6, 9, 10 and 13, all in Block 1 of Pitcher's Subdivision of Block 1:

Also Lots 1, 2, 4, 7, 8, 9 and 10 in Block 2: ✓

Also Lots 1, 2, 3, 6 and 10 to sixteen inclusive in Block 3.

Also Lots 3, 4, 5, and 13 to 16 inclusive in Block 4. ✓

Also Lot 15 in Block 5. ✓

Also Lots 1, 2, 3, 4 and 13 to 16 inclusive in Block 22.

Also Lots 1, 2, and 3 to 10 inclusive and Lots 15 and 16 in Block 23.

Also that portion of Lots 1, 2, 15, and 16 lying South of the South line of Section 9, Township 13 South, Range 4 West, S. B. M. and all of Lots 9 to 14 inclusive, all in Block 24. ✓

Also that portion of Lots 1 and 16 lying South of the Southline of said Section 9, Township 13 South, Range 4 West, and all of Lots 2 to 7 inclusive and 9, 10, 14 and 15 in Block 25.

Also Lots 1, 2, 4 and 6 to 13 inclusive and Lot 16 in Block 26. ✓

Also Lots 1 to 16 inclusive in Block 27. ✓

Also Lots 9, 10 and 13 to 16 inclusive in Block 28. ✓

Also Lots 1, 2 and 7 in Block 29. ✓

Also Lots 7 to 10 inclusive in Block 41. ✓

Also Lots 1, 2, 3 and 5 to 10 inclusive, and Lots 15 and 16 in Block 42.

Also Lots 1 to 16 inclusive in Block 43. ✓

Also Lots 1 to 15 inclusive in Block 44. ✓

Also that portion of 1 and 16 lying South of the South line of said Section 9, Township 13 South, Range 4 West, and all of Lots 2 to 15 inclusive in Block 45.

Also Lots 1 to 8 inclusive in Block 46. ✓

Also all right, title and interest of said Trustee and of the payees in and to Lots 1 to 4 inclusive and 7 to 16 inclusive in Block 47; and 9 to 16 inclusive in Block 46.

Also all right, title and interest of said Trustee and of the payees in and to Lots 1 to 16 inclusive in Block 48.

Also all right, title and interest of said Trustee and of the payees in and to all of Blocks 50 and 49, lying above the ordinary high tide of the Pacific Ocean.

Also all right, title and interest in and to Blocks 52, 53 and 54, also to all other property which was acquired by Union Title Company of San Diego under that certain deed from Allie Leonard, dated March 8th, 1882, and recorded in Book 552, page 83 of Deeds, records of San Diego County.

Also Fractional Block 55.

Also Lots 13, 14 and 15 in Block 56.

Also Lots 10 and 11 in Block 57.

Also Lots 11 to 16 inclusive in Block 58.

Also Lots 13 and 16 inclusive in Block 59.

Also East Block 3 and North Half of East Block 4, all in Encinitas, in the County of San Diego, State of California, according to Maps thereof Nos. 148 and 187, filed in the office of the County Recorder of said San Diego County, June 12th, 1883 and April 4th, 1887 respectively.

200 @ 25

500 Acres Encinitas

About 225 Lots 50 ■ 60

" 60 " Carlsbad 70

" 55 " Carlsbad  
I can control

" 80 Lots Cardiff N.Y.

" 25 Lots South Oceanside 50

- 20 lots =  
Block 13 South Oceanside (about 3 1/2 acres)

3-DeL-Mav - = 150 @ 200 =

No 1. 9.48

37 25.04

88 10.99

187 about 50.

188 6.42

409 5.07

474 10.65

659 25.

660 72.81

215.46

# 5  
1067.30

About

H. W. Cable

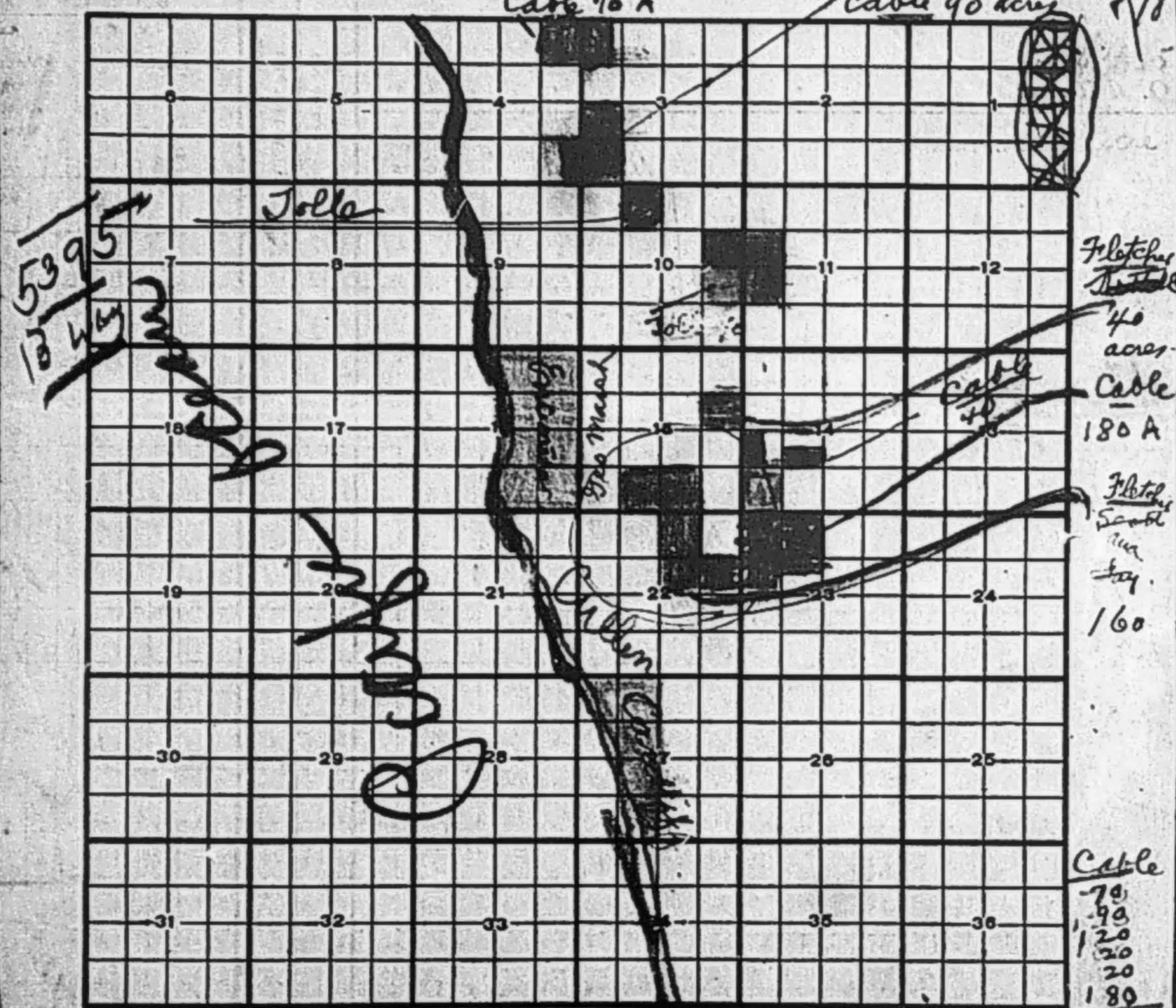
June 23, 1922.

{ San Diego Weekly Union }  
June 1, 1922

Cable - Blue - Total 500 acres  
 Fletcher - Road (Encinitas - Carlsiff, Red)

Township No. Range No. San Bernardino Meridian

Cable 70 A Cable 90 acres



Fletcher  
 40  
 acres  
 Cable  
 180 A  
 Fletcher  
 160

Cable  
 70  
 90  
 120  
 20  
 180

Total - 500

SCALE-80 CHAINS TO 1 INCH

March 17, 1922.

Mr. H. N. Cable,  
 San Diego, Calif.

My dear Mr. Cable:

That there may be no misunderstanding, I write this letter to inform you that any moneys that I may hereafter advance to you to assist you in the matter of your obligations to Mr. Carl, Mr. and Mrs. Ed Royston, the First National Bank, or the Delano Estate, it is purely in the matter of a loan at 7% interest, and any property that you may deed to me, I am holding same in trust for you and to protect any advances that may be made, the understanding being that my compensation for service to be rendered when matters are cleaned up, is wholly in your hands, and this arrangement to be in effect until a new agreement shall have been entered into mutually satisfactory to all parties in interest.

Yours very truly,

EF:AH





June 24, 1922

South Coast Land Company,  
912 Garland Building,  
Los Angeles, Calif.

Gentlemen:

Answering yours of June 25d, will say, for Mr. Cable, that your proposition is accepted on the following properties as itemized by you in your letter:

1. Somewhere between 160 and 195 acres at \$35.00 an acre, in Sections 3 and 4, Twp. 15 South, Range 4 West, whatever Mr. Cable owns.
2. Del Mar Lots in Block 29, 3 lots at \$200 per lot.
4. Approximately 115 lots in Carlsbad at \$70 a lot
5. Approximately 45 lots at \$50 a lot in South Oceanside.

The terms are satisfactory. Mr. Cable prefers to deed you the property and accept back a note and mortgage. If there are any properties that Cable cannot furnish title to without extra-ordinary expense, it is agreed that he is not to be compelled to do so.

Mr. Cable has raised the money and his lots will not be sold on the 28th for taxes.

I am leaving for San Francisco today. Regarding Mr. Cable's Encinitas lots, please leave this matter in abeyance until I return. He has sold several lots in Encinitas the last few days and he sells you any it will not be over 150 or 175 lots any way. I will return from San Francisco next Wednesday and if you will come down here Thursday or Friday we can clean up the deal. At this low price you should pay the taxes due and payable next December, in my opinion.

Yours truly,

HERMAN H. CABLE

By

Agent

① San Diego, California  
June 26, 1922.  
Colonel Ed Fletcher  
Los Angeles  
California

Dear Colonel;

Telegram came this afternoon and I am getting this letter off on the first mail which is collected at 9, 26 this Evening.

You ask for legal description of South Oceanside Lots (sold for \$50. a lot) Carlsbad (sold for \$70.) Del Mar (sold for \$200.) and 160 acres East of Merle (sold for \$35. an acre)

Enclosed please find list.

If you find that the buyers feel like dropping the South Oceanside lots it will suit me alright as I am selling that property at a much greater loss than the other properties.

Kindest wishes from

Yours Sincerely  
H. N. Cable  
Room 824 Juntun Bldg

② June 26, 1922.

x Del Mar Lots 1-2-3 Block 29

x South Oceanside H. Block 5  
B. " 6  
A " 7  
B " 7  
E " 7  
K " 18  
S " 19  
A " 22  
B " 22  
F. G. G. H-J " 22  
Q " 23  
S " 23  
E. F. G. " 24  
R " 24

19 Lots in South Oceanside

Block 13 South Oceanside.

Note. This South Oceanside Property is being sold at such a great loss that I will be well pleased if they decide not to take it.

x I am taking the description from my tax statements and receipts and as the mail will soon close I have not time to check up properly.

San Diego, California, June 24, 1922.

Mr. Ed Fletcher,  
City.

My dear Mr. Fletcher:

You are authorized to sell my South Oceanside lots, approximately 45 lots, at a price not less than \$40.00 a lot;

(approximate acreage)  
My 160 or 170 acres/of land back of Encinitas at not less than \$30 per acre;

approximately,  
My 115 lots/at Carlsbad at not less than \$60 per lot;

My lots at Del Mar at not less than \$150 per lot;

The Encinitas lots at not less than \$50 per lot;

approximately,  
Also my 220 acres/back of Cardiff at \$25.00 per acre.

Terms - twenty-five percent down, and twenty-five percent in one year, and the balance in two years, with seven percent interest on deferred payments, I to clear the title and furnish certificate of title to the property, excepting taxes due and payable from date, also excepting rights-of-way and excepting certain lands being inside the Cardiff Irrigation District and San Dieguito Irrigation District.

You may sell any portion of this property if you cannot sell the whole. I may want you to help me finance myself if it is necessary to keep the property from being sold for delinquent taxes.

Yours truly,

In case there are any lands and lots I cannot furnish title to without extraordinary expense, it is agreed that I am not to be compelled to do so. These prices to hold good until July First 1922.

Therman N. Cable

San Diego California  
June 27, 1922

Colonel Ed Fletcher  
Los Angeles  
California

Dear Inna:

The hastily gotten up list that you asked for was sent out yesterday on the first mail that followed your request. Special Delivery. There is little chance of this reaching you but I nevertheless make the attempt to provide you with a better map than was sent you.

I am very anxious to sell the 120 in Sections 11 and 12 if it can be done. Please get an offer if you can.

With thanks and best wishes

I remain  
Yours Sincerely

Herman N. Cable  
Room 824 Jordan Bldg.

Tomorrow June 28th.

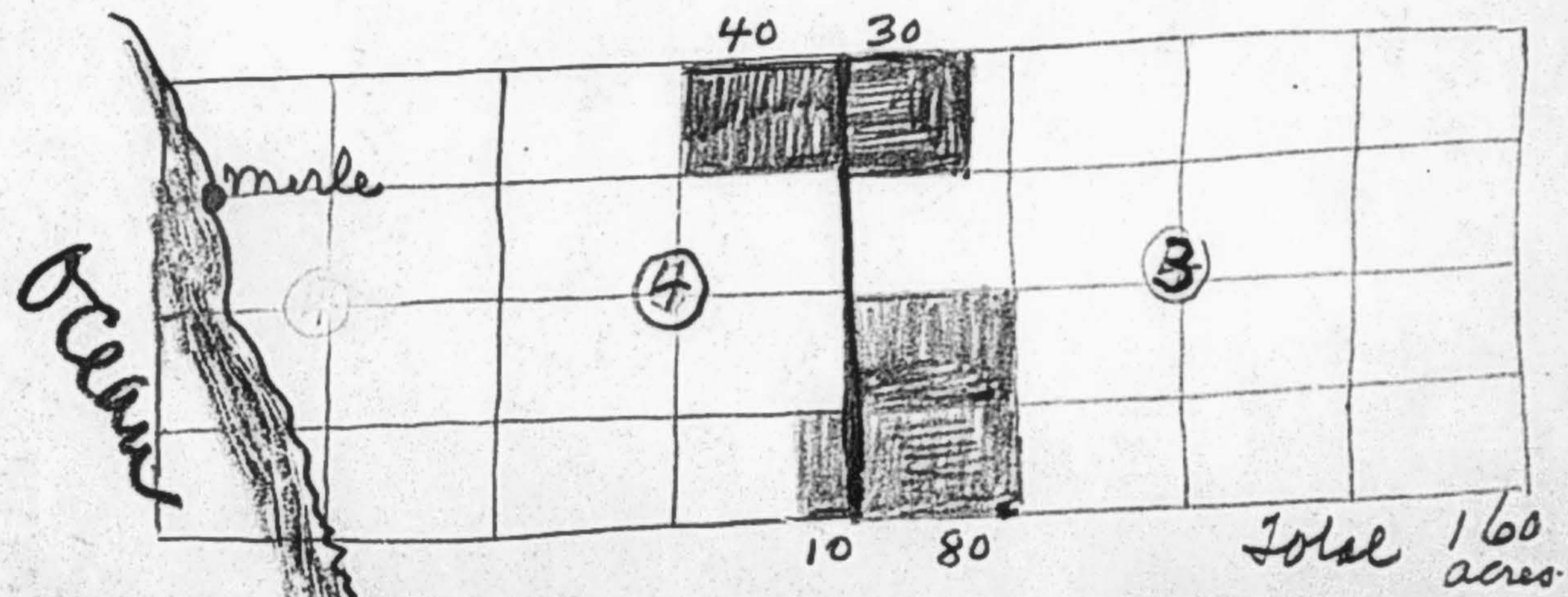
The Tax Sale takes place and I shall probably have to spend the day at the Court house.

(3)

Acres East of Merle  
Lot 1 = (N.E. 1/4 of N.E. 1/4 containing 40 acres  
Sec 4 Tp. 13 S. Range 4 W. 8 B.M.  
Lot 4 = (N.W. 1/4 of less East 10 acres  
of N.W. 1/4 Sec. 3 Tp. 13 S.  
Range 4 West 8 B.M.  
Containing 30 acres  
70 acres

West 1/2 of S.W. 1/4 Sec. 3 Tp. 13 South  
Range 4 West 8 B.M. = 80

East 10 acres of S.E. 1/4  
Sec. 4 Tp. 13 South  
Range 4 W. 8 B.M. = 10  
Total 160 acres



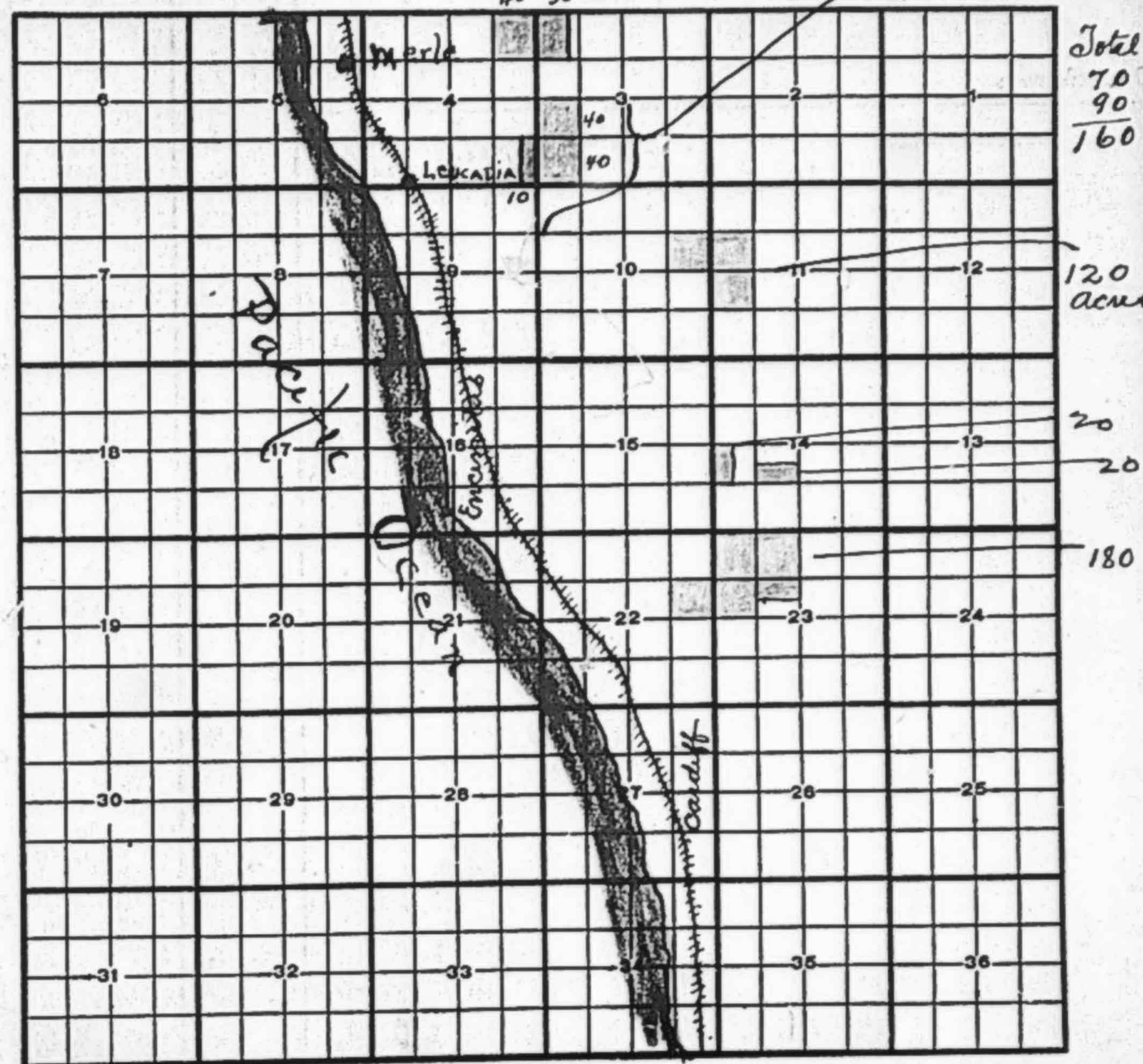
Please excuse untidiness as must work hastily.

Carlsbad	Block
5-6-7-8-9-10-11-12-13-14-15-16	34
27-28-29-30-31-32	34
23-24	33
28-29-30-31-32	32
19-20-21-22-23-24-25-26	30
13-14-15-16	37
17-18-19-20-25-26-31-32	38
4-30-31	40
16-17-25-26-29-30	41
9-10-11-12-13-14-17-18-19-20-21-22-23-24	42
24-25	43
10-11-25-26	44
17	46
3-4-7-8-25-26-27-28-29-30-31-32	47
17-18-21-22	47
1-2-5-6-19-20-23-24-25	48
5-6-7-8-9-10-11	49

Carlsbad. Pattersons Addition  
 acre Lots 12 (with small house)

" " 13  
 X Hurry may have resulted in slight inaccuracies  
 Must send this at once as mail  
 closes in few minutes.  
 Sorry to send such an untidy list.

Township No. 13 S Range No. 4 W. San Bernardino Meridian  
 $40 \ 30 = 70 \ A$   $40+40+10 = 90 \ A$



SCALE-80 CHAINS TO 1 INCH

June 29, 1922

Mr. H. N. Cable,  
Timken Building,  
San Diego.

My dear Cable:

Please make out a statement giving me the legal description of all the lots that you want to sell at South Oceanside and Carlsbad so that I can give a final answer as to what lots are going to be sold to the South Coast Land Co.

Please bring me the certificates of title so I can get them brought down to date, showing the property being sold to the South Coast Land Company.

Also please take this letter down to Mr. Hammond.

Yours sincerely,

EF:KLM

San Diego, Calif., June 30, 1922.

Mr. Ed Fletcher,  
San Diego, Calif.

My dear Mr. Fletcher:

I confirm the sale to you of the following property:

The Southeast Quarter of the Northeast Quarter of Section 22, Township 13 South, R. 4 W.; the West Half of the Northwest Quarter, the Northeast Quarter of the Northwest Quarter and the North Half of the Southeast Quarter of the Northwest Quarter of Section 23, Township 13 South, R 4 W. also the west Half of the Northwest Quarter of the Southwest Quarter of Section 14, Twp. 13 South, Range 4 West, S. B. M. Total acreage being 200 acres, the price being \$25.00 per acre.

Also 220 lots in the town of Encinitas, California, the price being \$50.00 per lot, the understanding being that it includes Block 37 and 38, excepting the 100 ft. on the north end of 38. The property in Block 38 representing 12 lots and in Block 37 8 lots.

It is also understood that on fifteen (15) of these lots there is some question as to title, and if the cost is prohibitory to clear the title, then the lots will be with-drawn from sale and the price deducted accordingly. The lots in dispute are Lots 1 to 5 inclusive, 7 and 8, 14 and 15 in Block 18, Lot 2 in Block 19; Lot 5 in Block 16; Lot 12 in Block 34 and Lot 15 in Block 12 and Lot 5 in Block 9.

The ~~fractional~~ fractional Block 36 and the South Half of Block 4 are not included in this sale, but I will report later in regard to these two properties.

The terms of payment are as follows: Twenty-five (25%) percent down within thirty (30) days from date, and twenty-five percent (25%) of the purchase price within a year and the balance, ie: fifty percent (50%) within two (2) years from date, with interest at the rate of seven percent (7%).

I acknowledge receipt of Fourteen Hundred Dollars (\$1400) on account. I will furnish a certificate of title showing the property free and clear of encumbrances excepting the question of the 14 or 15 lots heretofore mentioned and excepting state and county taxes due and payable next fall. In case there is any extra ordinary expense in relation to clearing up the title to any of this property, I will be released from furnishing same.

Yours truly,

HERMAN N. CABLE

ED FLETCHER

July 5, 1922

Mr. Ed Fletcher,  
Fletcher Building,  
San Diego, Calif.

My dear Mr. Fletcher:

Will you please pay the state and county taxes for 1921 on the Del Mar, South Oceanside, Carlsbad and Encinitas lots, also the acreage back of Encinitas, the total amount being \$1220.37, and charge to my account on the South Coast Land Company's indebtedness due me under my contract of sale of property with them, which you are handling for me.

Yours very truly,

July 8, 1922

Mr. Herman H. Cable,  
San Diego, Calif.

My dear Mr. Cable:

I acknowledge receipt of deed to Wm. G. Kerckhoff, covering the lots in Carlsbad, South Oceanside, ~~Encinitas~~ and Del Mar, and the 163 acres of land back of Leucadia, which deed I am holding to protect myself for advances that I have made for you, and will make for you, and I will keep this deed in my safe until such time as it is necessary to put the deed in escrow with the Union Title Company in order that the deal may be consummated, and for your benefit.

It is understood that I will be asked for no expense in excess of \$5.00 per lot, excepting taxes, to clear the title to any lot you are deeding, otherwise Mr. Kerckhoff is to be credited with the purchase price of each lot which you cannot give a clear title to.

Yours truly,

EF:KLM

July 3, 1922

Mr. Herman H. Cable,  
San Diego, Calif.

My dear Cable:

This letter is to confirm our understanding that I am to be paid no commission whatever on the sale of the property you are making to Wm. G. Kerckhoff in South Oceanside, Carlsbad, Del Mar and the 163 acres east of Leucadia, and the prices at which you are selling Mr. Kerckhoff are net to you.

Yours truly,

EF:KLM

P. S. The price of the Carlsbad lots is \$70.00 each; South Oceanside lots \$50.00 each; Del Mar lots - \$200.00 each; and the 163 acres back of Leucadia at \$35.00 per acre, you to furnish clear certificate of title, excepting taxes due and payable this fall.

July 8, 1922.

Memorandum re Deed to Court  
Oceanside, Carlsbad, Del Mar Lots  
x. Get agreement from William G.  
Kerckhoff "that I be put to no  
Expense in excess of \$5.00 per lot  
excepting taxes to clear title to any  
lot. Mr. Kerckhoff is to be credited  
with the purchase price of each lot to  
which clear title cannot be given."  
(See agreement given me by  
Col. Ed. Fletcher July 8, 1922).



San Diego California  
July 8, 1922.

Agreement between Col. Ed Fletcher,  
agent for William G. Kerckhoff.

For various reasons, it is understood and agreed that this deal shall be closed at the earliest possible moment and that there be no delay on account of the clearing of titles to lots. Such lots as there may not be a clear title to are to be treated as a separate deal, W. G. Kerckhoff receiving credit for such lots as cannot be delivered within fifteen days.

Carlsbad July 8/22.

{ Acre Tract 12 Patterson's Ad-  
0.937 acres  
House and Barn.  
Acre Tract 14 0.879 acres

Sell as low as  
\$70 lot if necessary  
including house and barn

San Diego, Calif.

July 11, 1922.

Mr. Ed Fletcher,  
San Diego, Calif.

My dear Mr. Fletcher:

Whereas you are going on my note to the First National Bank with me today in the sum of \$4,336.64 as an accommodation to me to help clear up my delinquent taxes,

Therefore, you are hereby authorized to proceed with the sale of my Carlsbad, South Oceanside, and Del Mar lots and certain acreage heretofore agreed on, to Mr. William G. Kerckhoff for the South Coast Land Company, and you are hereby authorized to make an arrangement with the First National Bank, whereby I agree to assign over to the First National Bank the mortgage notes of William G. Kerckhoff, which we are soon to secure, and in that way cancel my indebtedness with the First National Bank.

Yours very truly,

*Herman N. Cable*

San Diego, California,  
July 13, 1922.

Union Title Company,  
San Diego, California.

Gentlemen:

Inclosed herewith find deed to William G. Kerckhoff to Carlsbad, Encinitas, and Del Mar lots and to approximately 163 acres back of Leucadia, which please record when you receive the following mortgage notes from William G. Kerckhoff with the property included in the deed as security - a first mortgage:

\$4,335, bearing 7% interest, payable on a year from date, and \$8,665, payable two years from date, bearing 7% interest.

These notes I am to assign to the First National Bank of San Diego whenever they are in your possession and the deal is consummated.

You are to issue certificate of title showing the property free and clear of encumbrance excepting taxes due and payable next fall and subject to irrigation district taxes and all irrigation district liens past or future, and rights of way.

It is just possible that these amounts may be slightly changed in case I cannot furnish clear title to all the property included in this deed that I am filing with you today, in which case an adjustment will be made and subject to my approval.

It is agreed and understood between the seller and the purchaser that in no case is he to clear up a title that is not good to any lot where it cost to me in excess of \$5.00 per lot, and the deal is not to be delayed by attempts to clear up titles that are not good on lands or lots. It will be observed that haste is very essential and that all delays are to be avoided.

The purchaser is to accept continuation certificates of title from other companies.

Time is the essence of this escrow, and if it is not finally consummated within two weeks from date the papers will be returned at my option.

Yours very truly,

*Herman N. Cable*

120-9

July 13, 1922.

Mr. H. N. Cable,  
824 Timken Bldg.,  
San Diego, Calif.

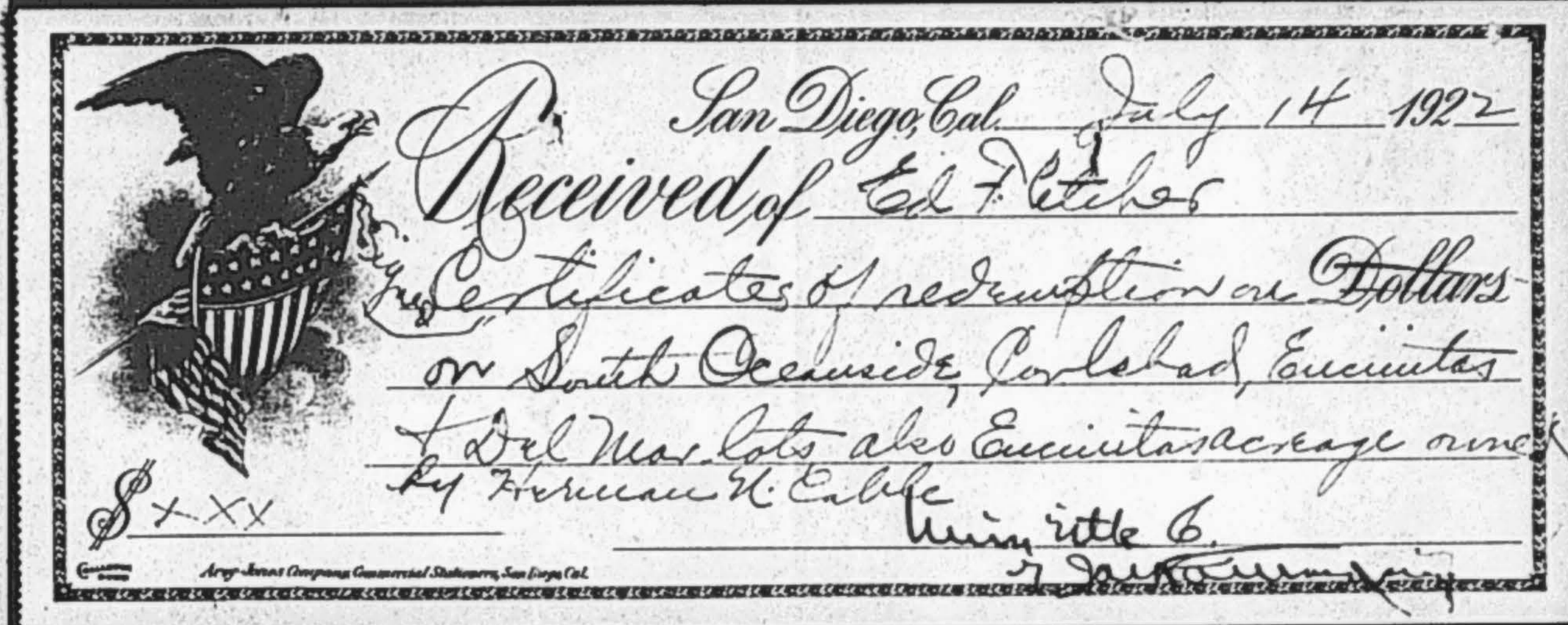
My dear Mr. Cable:

I just telephoned Mr. Hammond, and he told me that he had the receipted tax bill for the first installment and that he had sent it up to the Board of Supervisors with a claim in favor of you for \$44.98. You have no cause to worry on this matter as Mr. Hammond is doing all he can to help you, and it is only a question of time when the Board of Supervisors will allow the claim, in my opinion.

Yours very truly,

EF:AH

P. S. I have secured from Mr. Utley the receipts and will deliver all of the redemption certificates to the Title Company today.



120.9  
July 14, 1922.

Mr. Herman H. Cable,  
824 Timken Building,  
San Diego, Calif.

My dear Mr. Cable:

Mr. James Forward says you have not left the certificates with him, and they can do nothing until they get some covering the lots to William G. Kerckhoff. Kindly take down all the certificates you have at once and let him get to work on the new certificate. I am leaving them a copy of the description of the lots today.

Yours very truly,

EF:AH

July 18, 1922.

Mr. Herman W. Cable,  
San Diego, Calif.

My dear Mr. Cable:

Inclosed find warrant #233 for refund of \$44.68, which I have secured for you on your state and county taxes for 1919, Certificate #5518, also inclosed find warrant #234 for \$143.05 from the County for rebate on taxes, which I have secured for you for taxes that were paid a few weeks ago.

Yours very truly,

EF:AH

July 19, 1922.

Mr. H. N. Cable,  
San Diego, Calif.

My dear Mr. Cable:

My understanding is that you will not be asked to clear the title to any lots in Encinitas that cost you in excess of \$5.00 a lot to clear; that I will have the option of paying the difference or relieving you of any responsibility of delivering the lots in question; and it is understood that the deal is not to be held up on account of any defective titles, but will be closed up immediately on the lots that show clear title.. Please get out the certificate of title on the Encinitas lots and the acreage as soon as possible.

It is understood that any rights of way or any district assessment is not to constitute a cloud on the title, and that all taxes are to be paid excepting the state and county taxes this coming fall.

Yours very truly,

EF:AH

August 3, 1922.

Mr. Herman N. Cable,  
Timken Building,  
San Diego, California.

My dear Mr. Cable:

On June 24, 1922, you gave me written authorization to act as your agent, and sell your South Oceanside lots at \$40.00 per lot; your 163 acres of land back of Leucadia at \$30.00 per acre; your 115 lots at Carlsbad at \$60.00 per lot; your Del Mar lots at \$150 per lot. I agreed to sell this property for you without any compensation, as a friend.

I sold this property to the South Coast Land Company on the basis of one-fourth down, one-fourth in a year, and one-half in two years, all as per your letter of instructions of June 24, 1922, and I secured \$10.00 a lot more for your lots in South Oceanside and Carlsbad than you asked, \$5.00 an acre more for your acreage than you asked, and \$50.00 a lot more for your Del Mar lots than you asked. This was the best I could do, and I consider it a first-class sale under all the conditions.

You executed a deed to this property and placed it in my hands in trust. The South Coast Land Company put \$4,000 in my hands in trust, as well, as an evidence of good faith. On account of the delinquent taxes of several thousand dollars against your property, and other encumbrances, the South Coast Land Company did not want to take any chance, and put the responsibility on me.

On checking up we found you only had 111 lots in Carlsbad that you could furnish, and 45 lots in South Oceanside. Since the deed and mortgage have been executed, we find that there are 6 of those which cannot be delivered, therefore there is coming to you as follows:

107 Carlsbad lots @ \$70 each .....	\$7490.00
43 South Oceanside lots @ \$50 a lot .....	2150.00
3 Del Mar lots at \$200 each .....	600.00
163 acres of land at \$35 an acre .....	5705.00
	<hr/>
	\$15945.00

111-  
45

162  
162

Mr. H. N. Cable 8-3-22

I have paid out for your account as follows:

July 5, 1922 to H. A. Croghan, Taxes.....	\$1220.37
July 10, 1922 " " " " " .....	363.12
July 13, 1922 to Union Trust Co.-Delano Escrow.	558.99
July 13, 1922 to First National Bank-revenue stamps	.88
Telephone and incidental expenses .....	7.85
	<hr/>
	2151.21
South Coast Land Company 1 yr. note	4081.25
South Coast Land Company 2 yr. note	8162.50
	<hr/>
	\$14394.96

As the South Coast Land Company has given us notes in the amount of \$12,243.75, and have entrusted to my care \$4,000 more, making a total of \$16,243.75, they have overpaid \$298.75, which I will have to refund them and will be deducted from the amount coming to you.

As soon as the title is clear to the property which you have deeded to Mr. Kressman, the difference coming to you will be applied to the note at the First National Bank, which I have endorsed for you.

I feel that I have done all a friend could do for you in securing over \$1,000 refund on taxes, in getting the First National Bank to buy in the notes at par, so that you get all cash, and in helping you to finance your taxes at a critical time. I want you at the earliest possible moment to clear the title to the property that has been deeded to Mr. Kressman, so that my obligation to them, and to you, ceases.

Yours very truly,

ED FLETCHER

EF:KLM

P. S. The \$12,243.75 South Coast Land Company notes, executed by Kressman will be applied to your indebtedness at the First National Bank, as soon as the Kressman deal is consummated.

E.F.

August 3, 1922.

Mr. Herman N. Cable,  
Timken Building,  
San Diego, California.

My dear Mr. Cable:

On June 24, 1922, you gave me written authorization to act as your agent, and sell your South Oceanside lots at \$40.00 per lot; your 163 acres of land back of Leucadia at \$30.00 per acre; your 115 lots at Carlsbad at \$60.00 per lot; your Del Mar lots at \$150 per lot. I agreed to sell this property for you without any compensation, as a friend.

I sold this property to the South Coast Land Company on the basis of one-fourth down, one-fourth in a year, and one-half in two years, all as per your letter of instructions of June 24, 1922, and I secured \$10.00 a lot more for your lots in South Oceanside and Carlsbad than you asked, \$5.00 an acre more for your acreage than you asked, and \$50.00 a lot more for your Del Mar lots than you asked. This was the best I could do, and I consider it a first-class sale under all the conditions.

You executed a deed to this property and placed it in my hands in trust. The South Coast Land Company put \$4,000 in my hands in trust, as well, as an evidence of good faith. On account of the delinquent taxes of several thousand dollars against your property, and other encumbrances, the South Coast Land Company did not want to take any chance, and put the responsibility on me.

On checking up we found you only had 111 lots in Carlsbad that you could furnish, and 43 lots in South Oceanside. Since the deed and mortgage have been executed, we find that there are 6 of those which cannot be delivered, therefore there is coming to you as follows:

107 Carlsbad lots @ \$70 each .....	\$7490.00
43 South Oceanside lots @ \$50 a lot .....	2150.00
3 Del Mar lots at \$200 each .....	600.00
163 acres of land at \$35 an acre .....	5705.00
	<hr/>
	\$15945.00

Mr. H. N. Cable 8-3-22

I have paid out for your account as follows:

July 5, 1922 to H. A. Croghan, Taxes.....	\$1220.37
July 10, 1922 " " " " " .....	363.12
July 13, 1922 to Union Trust Co.-Delano Escrow.	558.99
July 13, 1922 to First National Bank-revenue stamps	.88
Telephone and incidental expenses .....	7.85
	<hr/>
	2151.21
South Coast Land Company 1 yr. note	4081.25
South Coast Land Company 2 yr. note	8162.50
	<hr/>
	\$14394.96

As the South Coast Land Company has given us notes in the amount of \$12,243.75, and have entrusted to my care \$4,000 more, making a total of \$16,243.75, they have overpaid \$298.75, which I will have to refund them and will be deducted from the amount coming to you.

As soon as the title is clear to the property which you have deeded to Mr. Kressman, the difference coming to you will be applied to the note at the First National Bank, which I have endorsed for you.

I feel that I have done all a friend could do for you in securing over \$1,000 refund on taxes, in getting the First National Bank to buy in the notes at par, so that you get all cash, and in helping you to finance your taxes at a critical time. I want you at the earliest possible moment to clear the title to the property that has been deeded to Mr. Kressman, so that my obligation to them, and to you, ceases.

Yours very truly,  
ED FLETCHER

EF:KLM

P. S. The \$12,243.75 South Coast Land Company notes, executed by Kressman will be applied to your indebtedness at the First National Bank, as soon as the Kressman deal is consummated.

E.P.

1920-9

August 3, 1922.

Mr. Norman H. Cable,  
Timken Building,  
San Diego, Calif.

My dear Mr. Cable:

You have inquired from me why there was placed to my credit in the First National Bank the sum of \$4,336.54, the proceeds of a ninety-day note, which you signed and which I signed as an accommodation to you, dated July 11, 1922. The reason is this: The taxes on all of your property in Oceanside, South Oceanside, Carlsbad, Encinitas, and certain acreage had been sold to the state on or about the 25th of June, 1922, and at my personal request, Mr. Hammond failed to make the return, and held up the records so that you would not have to pay the additional penalties, and he refused to take any check but my own personal check. Therefore, the \$4,336.54 was transferred to my account, and a check was given to C. R. Hammond for this amount, and you received the redemption receipts, which were afterwards delivered to the Union Title Company so that they could certify that there were no back taxes.

Yours very truly,

EF:AH

100-9  
August 5, 1922.

Mr. Herman H. Cable,  
Timken Building,  
San Diego, California.

My dear Cable:

Enclosed find copy of letter from Royston,  
for your information. I would like to see you Monday,  
if possible.

Yours very truly,

EF:KLM

August 9, 1922.

Mr. Herman Cable,  
Timken Building,  
San Diego, Calif.

My dear Mr. Cable:

I am holding for your account the sum  
of \$1550.04 in the matter of the sale of your property  
to Mr. Kerckhoff, which money I will pay to the First  
National Bank to apply on the note which you and I  
are on at the First National Bank, just as soon as  
you do your part in connection with our agreement of  
June 30, 1922 in the matter of the purchase of the  
200 acres east of Encinitas and the Encinitas lots,  
and on which I have paid you already the sum of \$1400.  
Will you please get out the certificate of title, and  
let us find out from the Title Company what lots  
you actually own in Encinitas, and also clear the title  
on the 200 acres so that we can consummate the deal  
at the earliest possible moment.

Yours very truly,

EF:AH



August 9, 1922

Mr. Herman H. Cable,  
San Diego, Calif.

Dear Sir:

Enclosed find your cancelled No. 55258  
for \$9,900, dated June 26, 1922 in favor of the  
First National Bank; also the following letter:

"August 9, 1922.

Mr. Herman H. Cable,  
San Diego, Calif.

Dear Sir:

We are today passing thru the Kressman  
notes, aggregating \$12,243.75 and have applied  
the proceeds of same as follows:

\$9900.00 on your note for like amount  
24.75 interest on same to July 11th,  
2319.00 the balance is applied on your  
12243.75

note signed with Ed Fletcher in the amount of  
\$4336.64, leaving a balance due of \$2,017.74.

Yours very truly,  
J. O. MILLER  
Assistant Cashier

JOM K"

all of which is explanatory.

Yours sincerely,

EF:KLM

120-9

THE FIRST NATIONAL BANK

SAN DIEGO, CALIF. 8/12/22

RECEIVED OF Ed. Fletcher

100 DOLLARS

One Guarantee of Title in the name of  
Henry Kressman

FIRST NATIONAL BANK, SAN DIEGO, CAL.

\$

Form 120-5m-2-21

August 16, 1922

120-9

Mr. Herman N. Cable,  
San Diego, Calif.

My dear Mr. Cable:

I understand you have sold a lot to Mr. James Gifford in Encinitas, and you think it is Lot 5, Block 17. This is perfectly satisfactory and whatever the lot is it will be deducted from the deed and not included in the sale.

I understand also that you sold three other lots sometime ago, Lots 4, 5 and 6 of Block 20, Encinitas, to Mr. Bulman, which are not to be included in this deed.

Yours very truly,

EF:KLM

120-9

Lots 4, 5 and 6, Block 20 had been sold by Mr. Herman Cable to other parties

Lots 13, Block A of McNeil & Key Sub-division McNeil deeded this lot to David Stannard, Sr in 1889, afterwards he conveyed it to Mrs. Hanna, and Cable's title runs down from the deed to Mrs. Hanna. The record title is still in David Stannard, Sr.

Lots 7 and 8, Pitcher's sub-division, Block 24 of Encinitas, originally stood in the name of J. S. Pitcher. He made a deed conveying Lot 7 and 8 in Block 24 of Encinitas, which was bad. That title runs down to Cable, but must have a new deed from Pitcher and he is dead and his heirs - Ida P. Crosby, Nellie Higgins and Flora Belle Barrey.

120-9

Carbondale Colo July 23-22

Mr Ed Fletcher Dear Friend your letter

just received and I hardly know what to say in regard to the matter you see the money is tied up in that mortgage is all the old lady (my wife) has got in the world. She owns a good part of it indignantly and is worrying a good deal about it she has been sick a long time now and the doctor and hospital bills are not all paid yet Hence the worry on her part. and under the circumstances I don't much like to give up all of the security unless it is all paid in a lump sum. However if one half of it is paid down I am willing to take Mr Cable's note for the balance provided you will endorse it with Mr Cable.

I have been looking for a letter from him for some time now but no answer as yet and am afraid he is under the weather again. I know Mr Cable has had hard luck as well as myself and I still think he is an honorable gentleman and will do what he says he will do. My

120-9

No. 107101  
W. B. M.

Cable file

Report as to the condition of the title of the property described in the deed from Herman H. Cable to Ed Fletcher, which deed is attached to the notes of the above order.

-----

All the property at Encinitas described in said deed, except Lots 4, 5 and 6 in Block 20 (which we understand are to be eliminated from said deed), appear to be owned by Herman H. Cable, except the following Lots:

Lots 9, 10 and 11 in Block 14, and Lot 11 in Block 15, of Encinitas;

Lots 5 to 8 inclusive, in Block 8 of McNeil or Key's Subdivision of East Block 6;

Lots 1 and 2 in Block "B" of Sturges and Rattan's Subdivision of East Block 8;

These last named Lots stand of record in the name of the Union Title and Trust Company, a corporation.

Lot 13, Block "A" of McNeil and Key's Subdivision of East Block 6, which stands of record in the name of David Stannard, Sr., and

Lots 7 and 8 in Pitcher's Subdivision of Block 24 of Encinitas;

These Lots stand of record in the name of Ida P. Crosby, Nellie P. Higgins and Flora Belle Parrey, they being the heirs and distributees in the Matter of the Estate of Jonathan S. Pitcher, deceased.

All of the above described property is included in the trust deed executed by Herman H. Cable to Union Trust Company of San Diego, a corporation, trustee, dated July 20, 1918, and recorded in Book 741, page 416 of Deeds, given to secure a note in favor of the First National Bank of San Diego, for \$10,000.00.

All State and County taxes on all of the above described property, except the taxes for the current year, have been paid.

Lots 1, 2, 3 and 4 in Block 1, and Lots 2, 4, 6 and 12, in Block 2 of H. L. Durand's Addition, were sold to the Cardiff Irrigation District for an assessment made by said District for the years 1916 and 1917, and the years 1917 and 1918.

All of the acreage described in said deed from Cable

wife has the same opinion of him and  
to tell you the truth I think he is too honest  
to ever make a success as a real estate agent.  
Now Mr Fletcher I have no knowledge of  
how Mr Cable is fixed in regard to his  
resources, but have an idea he purchased  
more land than he was able to handle and  
I believe he will come out all right if he  
has his health and anything like good luck  
he is a young man yet and is blessed with  
a good education, while I and the Mrs  
(on the other hand) have no education at all  
and I am 79 and she is 75 years of age  
and in very poor health, consequently  
it behooves us to look out for what little  
we have got. I shall be glad to hear from  
you and Mrs Cable both and wish you  
both a long and prosperous life.

Ed Royston

and Mrs M. E. Royston

to Fletcher appears to stand of record in the name of  
Herman N. Cable.

Free from all encumbrances, except:

1. State and County taxes for the current year.
2. A Mortgage executed by Herman N. Cable in favor of Ed Royston or Mary E. Royston, with right of survivorship, covering the South Half of the Northeast Quarter of the Southwest Quarter and the West Half of the Northwest Quarter of the Southwest Quarter of Section 14, Township 13 South, Range 4 West, dated January 4, 1916, recorded in Book 260, page 371 of Mortgages, and given to secure a note for \$2775.00.
3. A Mortgage executed by Herman N. Cable in favor of Ed Royston or Mary E. Royston, with right of survivorship, covering the Northeast Quarter of the Northwest Quarter and the West Half of the Northwest Quarter of Section 23, Township 13 South, Range 4 West, dated March 1, 1914, recorded in Book 214, page 358 of Mortgages, given to secure a note for \$2600.00.
4. A sale to the Cardiff Irrigation District covering the South Half of the Southwest Quarter of the Northwest Quarter of Section 23, Township 13 South, Range 4 West, for Irrigation Taxes of the year 1916-17.

The interest of H. N. Cable in Lots 3, 4, 5 and 6 of Pitcher's Subdivision of Block 24 of Encinitas, is subject to the interest of Annie H. Cozens by reason of a defective description in the deed from T. W. Cozens to Herman N. Cable, recorded in Book 513, page 312 of Deeds.

In order to comply with the instructions in the escrow we must have:

- First: Redemption from all Cardiff Irrigation sales.
- Second: Release of the Royston mortgages.
- Third: A Quit-claim deed from Ida P. Crosby, Nellie P. Higgins and Flora Belle Parrey for Lots 7 and 8 in Pitcher's Subdivision of Block 24.
- Fourth: Quit-claim deed from David Stannard, Sr. for Lot 13, Block "A" of McNeil and Key's Subdivision of East Block 6.

Fifth: A Quit-claim deed from Annie H. Cozens for Lots 3, 4, 5 and 6 of Pitcher's Subdivision of Block 24 of Encinitas.

Sixth: A reconveyance of the trust deed to the Union Trust Company of San Diego, recorded in Book 741, page 416 of Deeds.

Dated October 4, 1922.

**Ed Fletcher Papers**

**1870-1955**

**MSS.81**

**Box: 3 Folder: 18**

**General Correspondence - Cable, Herman N.**



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