ED FLETCHER

TO

Date...., 192....

An Agreement made and entered into this				1VU,
y and between H. F. Baumgardner (Se	an Diego, Califor	min, January 5th 1928
### Aproximate and sale of real estate. ###################################	An Agreen	aput made and entered into this	5th	day of January 1928
### Aproximate and sale of real estate. ###################################	y and between	M. F. Baumgardne	r	
The Hittle Beller in consideration of the Seller agreeing to sell to the Buyer, and convey to the Buyer by 10.5 cm Apren in the Seller agreeing to sell to the Buyer, and convey to the Buyer by 20.6 dm Apren in the Seller agreeing to sell to the Buyer, and convey to the Buyer by 20.6 dm Apren in the Seller agreeing to sell to the Buyer agrees to buy said lot, and to pay said Seller the sum of Porty-One Hundred and Apren in the Seller and No. 2506, filed in the Office of the Country Recorder, San Diego Country, California, Marchard 250, the Buyer agrees to buy said lot, and to pay said Seller the sum of Porty-One Hundred and Amenty-Taye and no/100 Dollars (\$ 4125.00) stollows: Stand Hundred Twenty-Taye and no/100 Dollars (\$ 425.00) to the time of signing this contract, receipt of which is hereby acknowledged, and Eight Hundred Twenty-Taye and no/100 Dollars (\$ 825.00) on or before the 5th day of Junuary of each year hereafter green, until the full sum of \$ 4.125.00 shall have been paid by said Buyer, ogether with interest at the rate of seven per cent per annum, payable appearing on all unpaid portions of the purhase price. The Buy r agrees to make said payments to the office of said Seller at 920 Eighth Street, or any other lake price. The Buy r agrees to make said payments to the office of said Seller at 920 Eighth Street, or any other lake price and agreement shall become forfolied to the feller, are realised and agree that the Buyer shall have immediate possession of said les, but that title to said lest does not pass to antibute the said seller and the part of the buyer of the does not pass to antibute the said in full the above mentioned apprents. It is understood and agree that the Buyer shall have limited apprents of the purchase price and the said seller and the said selle				
Hitherspin: In consideration of the Seller agreeing to sell to the Buyer, and convey to the Buyer by sood and sufficient deed Lot No. 31				
Thittershiph: In consideration of the Seller agreeing to sell to the Buyer, r. d. onvey to the Buyer by cood and sufficient deed Lot No. 31 2063 2063 2063 2064 2065 2064 2065 2067 2068 206				
ood and sufficient deed Lot No. 21 in FBOCK AVOORDO AO FEB of SEGENCH SECRETARY SECRET				
see Map No. 25:26, filed in the Office of the County Recorder, San Diego County, California, Marches 1925, the surver agrees to buy said lot, and to pay said Seller the sum of Forty-One Hundred 1925, and Twenty-five and no/100 Dollars (\$.4125.00) s follows:				
the Map No. 2536, filed in the Office of the County Recorder, San Diego County, California, Marches 2525, the buyer agrees to buy said lot, and to pay said Seller the sum of Forty-One Hundred. and Twenty-five and no/100		Lot No. 31 FBROK.	Avocado Ao	res, of succession described division, all a
and Twenty-five and no/100 Dollars (\$ 4125.00) s follows: Signing this contract, receipt of which is hereby acknowledged, and the time of signing this contract, receipt of which is hereby acknowledged, and Dollars (\$ 625.00) to the time of signing this contract, receipt of which is hereby acknowledged, and Dollars (\$ 625.00) on or before the 5th day of January of each year hereafter or more, until the full sum of \$ 4.255.00 shall have been paid by said Buyer, semi-annually of each year hereafter of the Buyer is make said payments to the office of said Seller at 920 Eighth Street, or any other blace requested in writing by the said Seller. It is understood and agreed that the Buyer shall have immediate possession of said lot, but that title to said lot does not pass to the contract of the said seller and the same present and it is understood and agreed by and between the parties to this agreement, that upon yeldenit or make to have been received by an estimate, or any of the above parameter, that upon yeldenit or make the above mentioned payments, or any of the above parameter, that upon yeldenitor engineers in the above mentioned payments of one-half of the Buyer on this agreement and it is understood and agreed by and between the parties to this agreement, that upon yeldenitor engineers and to an a present of the Buyer on this repetitive of the Buyer on this agreement and it is understood and agreed by and between the parties to this agreement, that upon yeldenitor engineers and the said by the said by the deal of the said by the deal of the said by the said by the said said that the deed to be delivered shall contribe a said to the said to contract to any person not of the white or Caucasian race. The said of the said to the said to the said to the person not of the white or caucasian race. The said of the sa	er Map No. 3530, filed	l in the Office of the County Reco	order, San Diego	County, California, Marchael to the
the the time of signing this contract, receipt of which is hereby acknowledged, and. Sight Hund red Twenty-five and no/hoo Dollars (\$.825.00	Buyer agrees to buy said	l lot, and to pay said Seller the sum	of Forty-o	ne Hundred
Signit Humared Twenty-five and no 00 Dollars (\$925.00) on or before the 5th day of Jamuary of each year hereafter of the state of seven per cent per annum, payable measurement, or more, until the full sum of \$.4125.00 shall have been paid by said Buyer, semi-annually of each year hereafter of the state of seven per cent per annum, payable measurement, or make said payments to the office of said Seller at 920 Eighth Street, or any other obace requested in writing by the said Seller. It is understood and agreed that the Buyer shall have immediate possession of said lot, but that title to said lot does not pass to said Buyer until he has paid in full the above mentioned amount of purchase price and the above mentioned deed has been delivered to add buyer until he has paid in full the above mentioned amount of purchase price and the above mentioned deed has been delivered to make the above mentioned symments, or any of the above payable and the said symment of any of the above mentioned and agreed that the Buyer's address, written hereon, this agreement shall be null and void, and say and all suits agreement of anota as a penalty. Said Buyer shall forfeit all his right, title and interest to the above mentioned by myments agreement and not as a penalty. Said Buyer shall forfeit all his right, title and interest to the above mentioned by myments agreement and one as a penalty. Said Buyer shall forfeit all his right, title and interest to the above mentioned and greed that the Buyer shall not assign this contract to any person not of the white or Caucasian race. It is further understood and agreed that the Buyer shall not assign this contract to any person not of the white or Caucasian race of the said and agreed that the Buyer shall he entitled to a deed upon giving back to the later of the said shall be put within \$25\$. The Buyer agrees to any all apecula with a said premises to see the said premises to cost less than \$2012. Thousand Dollars that any such garden to be added to be delivered shall confid	and Twenty	-five and no/100		Dollars (*4125.00
On or before the 5th day of January of each year hereafter See	s follows: Eigh	t Hundred Twenty-five	and_no/100	Dollars (\$825.00
On or before the 5th day of January of each year hereafter See	at the time of signing th	is contract, receipt of which is here	eby acknowledge	d, and
or or before the 5th day of January of each year hereafter more, until the full sum of \$.4125.00. shall have been paid by said Buyer, gether with interest at the rate of seven per cent per annum, payable grotters, on all unpaid portions of the purhase price. The Buy r agrees to make said payments to the office of said Seller at 920 Eighth Street, or any other oblace requested in writing by the said Seller. It is understood and agreed that the Buyer shall have immediate possession of said lot, but that title to said lot does not pass to add buyer until he has paid in full the above mentioned amount of purchase price and the above mentioned and has been delivered to make the above mentioned and payments, or any of the above payments, after notice of ten days, room time of mailing said notice to the fluyer's address, written hereon, this agreement and not as a penalty. Said Buyer shall forfeit all his right, title and interest to the above mentioned payments. It is further garged Applies Buyer upon the balance of the purchase price in the buyer shall forfeit all his right, title and interest to the above mentioned payments. It is further understood and agreed that the Buyer shall not assign this contract to any person not of the white or Caucasian race. It is further understood and agreed that the Buyer shall not assign this contract to any person not of the white or Caucasian race. The Buyer further agreed that the Buyer shall be rected upon said premises to coat less than FOUT ThOUSAID. Dollars that no building shall be erected within. 25 method to be pay within the furth line of said lot, or within feet of the side line thereof, and middle shall be put within. 25 method before any improvements are made on said lot, which may be levide against add lot; and that no garage or chicken your address. The buyer of the said lot is a supplementation, bowers, that his of the form line of said lot, or within feet of the side line thereof, and contain similar restrictions. The supplementary is a supplementary of				
semi-annually and the rate of seven per cent per annum, payable and annually and the purchase price. The Buy r agrees to make said payments to the office of said Seller at 920 Eighth Street, or any other blace requested in writing by the said Seller. It is understood and agreed that the Buyer shall have immediate possession of said lot, but that title to said lot does not pass to all this and the said in full the above mentioned amount of purchase price and the above mentioned deed has been delivered to alm. Time is the easence of this agreement, and it is understood and agreed by and between the parties to this agreement, and it is understood and agreed by and between the parties to this agreement, and more of the Buyer to make the above mentioned and payments, are not agreement and not as a penalty. Said Buyer shall fortied all his right, title and interest to the above payments, after notice of ten days, said by the Buyer on this agreement and not as a penalty. Said Buyer shall fortied all his right, title and interest to the above payments, after notice of ten days, said by the Buyer on this agreement and not as a penalty. Said Buyer shall fortied all his right, title and interest to the above payments after notice of ten days, said by the Buyer on this agreement and the said premise a	on or before t	the 5th day of January	of each ye	ar hereafter
chase price. The Buyer agrees to make said payments to the office of said Seller at 920 Eighth Street, or any other place requested in writing by the said Seller. It is understood and agreed that the Buyer shall have immediate possession of said lot, but that title to said lot does not pass to ald Buyer until he has paid in full the above mentioned amount of purchase price and the above mentioned deed has been delivered to lim. Time is the easence of this agreement, and it is understood and agreed by and between the parties to this agreement, that upon run time of mailing said notice to the Buyer's address, written hereon. This agreement shall be come forfeited to the Seller, as rentals and liquidated damages for the non-fulfilment of this said by the Buyer on this agreement shall become forfeited to the Seller, as rentals and liquidated damages for the non-fulfilment of this seller as fractals and the said the said payments. It is further agreed the Buyer upon payment of one-half of the total price shall be entitled to a deed upon giving back to the seller as fractals and shall be entitled to a deed upon giving back to the seller as fractals and shall be entitled to a deed upon giving back to the seller as fractals and shall be entitled to a deed upon giving back to the seller as fractals and shall be entitled to a deed upon giving back to the seller as fractals and shall be entitled to a deed upon giving back to the seller as fractals and shall be entitled to a deed upon giving back to the seller as fractals and shall be entitled to a deed upon giving back to the seller as fractals and shall be entitled to a deed upon giving back to the seller as fractals and shall be entitled to a said bett and the sold to any person not of the without of caucasian race. The Buyer further agrees that no BORGEs shall be errected upon said premises than. Four Thousand better developed to the said shall be errected upon said premises than four said better developed to the said shall be created upon said premises shall be soi			sei	mi-annually
place requested in writing by the said Seller. It is understood and agreed that the Buyer shall have immediate possession of said lot, but that title to said but does not pass to ald Buyer until be has paid in full the ablove mentioned amount of purchase price and the above mentioned deed has been delivered to im. Time is the essence of this agreement, and it is understood and agreed by and between the parties to this agreement, that upon your default or neglect on the part of the Buyer to make the above mentioned payments, or any of the above payments, after notice of ten days, and the payment of the Buyer of the Buyer to make the above mentioned by the Buyer of the Buyer to the Buyer to the Buyer of the Buyer shall not assign this contract to any person not of the White or Caucasian race. It is further understood and agreed that the Buyer shall not assign this contract to any person not of the White or Caucasian race. It is further understood and agreed within a buyer shall not assign this contract to any person not of the White or Caucasian race. It is further understood and agreed within a buyer shall not assign this contract to any person not of the White or Caucasian race. It is further understood and agreed within a buyer shall be payments of the Buyer shall be sold to any person not of the White or Caucasian race. It is further understood and agreed that the Buyer shall be payments and present the sold to any person not of the White or Caucasian race. It is further understood and agreed that the Buyer shall be all to any person not of the White or Caucasian race. The Buyer further green that no Building shall be erected within a buyer sha				
all this understood and agreed that the Buyer shall have immediate possession of said lot, but that title to said but does not possession and the above mentioned deed has been delivered to im. Time is the essence of this agreement, and it is understood and agreed by and between the parties to this agreement, that upon ny default on neglect on the part of the Buyer's address, written bereon, this entent, or any of the above payments, after notice of ten days, and the parties of this agreement, and not as a penalty. Said Buyer shall forfeit all his right, title and interest to the above mentioned by Buyer shall forfeit all his right, title and interest to the above mentioned by Buyer shall forfeit all his right, title and interest to the above mentioned by Buyer shall forfeit all his right, title and interest to the above mentioned by Buyer shall forfeit all his right, title and interest to the above mentioned by Buyer shall forfeit all his right, title and interest to the above mentioned by Buyer shall forfeit all his right, title and interest to the above mentioned by Buyer shall forfeit all his right, title and interest to the above mentioned by Buyer shall be caused to be above mentioned by Buyer shall be caused to be above mentioned by Buyer shall be caused to be above mentioned by Buyer shall be caused to be above mentioned by Buyer shall be caused to be above the balance of the purchase price. It is further understood and agreed that the Buyer shall not assign this contract to any person not of the white or Caucasian race. It is further understood and agreed that the Buyer shall not assign this contract to any person not of the white or Caucasian race. The Buyer further agrees that no Dufficts shall not assign this contract to any person not of the white or Caucasian race. The Buyer further agrees that no Dufficts shall be erected upon said premises to cost less than Four Thousand Dufficts and that no building shall be erected within. 2.5. feet of the from time of said lot; on within a person buyer to			e office of said	Seller at 920 Eighth Street, or any othe
and Buyer until he has paid in full the above mentioned amount of purchase price and the above mentioned deed has been delivered to the Time Buyer to make the above mentioned payments, or any of the above payments, after notice of ten days, row time of mailing said notice to the Buyer's address, written hereon, this agreement shall be null and void, and any and all sums aid by the Buyer on this agreement and not as over mentioned payments. It is further, agreed Jash the Buyer was provided to the Seller, as rentals and liquid damages for the son-fulfillment of this agreement and not as over mentioned payments. It is further, agreed Jash the Buyer upon payment of one-half of the total price shall be entitled to a deed upon giving back to the liter at first the state of the purchase price. It is further agreed Jash the Buyer was payment of one-half of the total price shall be entitled to a deed upon giving back to the first that the deed to be delivered shall contain a forfeiture clause in the event the said premises shall be sold to any person not of the white or Caucasian race, and that the deed to be delivered shall contain a forfeiture clause in the event the said premises shall be sold to any person not of the white or Caucasian race. The Buyer further agrees that no BOROES shall be erected upon said premises to cost learn FOUT Thousand Dollars and that no building shall be erected upon said premises to cost learn FOUT Thousand Dollars and that no building shall be put within. Set of the front line of said lot, or within any person not of the chief of the front line of said lot; and that no garage or chicken yard or out-building shall be put within. Set of the front line of said lot, or within any being contained to the put of the said lot; and that the capacity of the said lot and all taxes of what so were all the said to the said lot and all taxes of the said long of t			nossession of said	lot, but that title to said lot does not pass
It is further understood and agreed that the Buyer shall not assign this contract to any person not of the white or Caucasian race, and that the deed to be delivered and contain, a forfeiture clause in the event the said premises shall be sold to any person not of the white or Caucasian race. The Buyer further agrees that no Bucker shall be erected upon said premises to cost less than FOUT Thousand Dollars and that no building shall be erected within 25	said Buyer until he has paid him. Time is the essence of any default or neglect on the paid from time of mailing said no paid by the Buyer on this apagreement and not as a per neglect to make the above	In full the above mentioned amount of put this agreement, and it is understood and part of the Buyer to make the above mentioned to the Buyer's address, written here greement shall become forfeited to the Selalty. Said Buyer shall forfeit all his rig mentioned payments.	agreed by and be ned payments, or an on, this agreement lier, as rentals and ht, title and interes	tween the parties to this agreement, that upon the above payments, after notice of ten day shall be null and void, and any and all sun liquidated damages for the non-fulfillment of the to the above mentioned lot by such default and the above
building shall be put within	It is further understood and that the deed to be del white or Caucasian race. The Buyer further agre	i and agreed that the Buyer shall not assivered shall contain a forfeiture clause in GWELLING ces that no believe shall be erected upon	ign this contract to the event the said said premises to c	premises shall be sold to any person not of the ost less than Four Thousand Dolla
It is further agreed that a septic tank for sewerage purposes shall be installed of a standard satisfactory to the State Board of featith before any improvements are made on said lot. The Buyer agrees to pay all special assessments, which may be levied against said lot, and all taxes of whatsoever character which may be levied or become due against said lot	uilding shall be put within	en houses, or out-buildings, shall be painted	id lot, or within ed immediately upo	n their completion; and that the deed so to
The Buyer agrees to pay all special assessments, which may be levied or become due against said lot	It is further agreed the	at a septic tank for sewerage purposes sh		
the hereinafter provided for will so show. Local Control of Contr	may be levied or become di penalties and collect from in essessments promptly when	y all special assessments, which may be le ie against said lot	If not so paid the st on the amount eiture of this ponts	advanced, and the failure to pay such taxes at the failure to pay such taxes
Upon the execution and delivery of the deed hereinbefore provided for, the Seller is to furnish without cost to the Buyer a certain cost of some responsible title company, showing the property free and clear of incumbrances as of the date of signing of this igreement, except the lien of any taxes or bonds which are not yet due or payable. It is further understood that in all deeds there will be reserved rights of way for sewer, gas, electricity and water mains with the right of ingress or egress thereto. The surregular transport of the deeds there will be reserved rights of way for sewer, gas, electricity and water mains with the right of ingress or egress thereto. The surregular transport is deposited in account the surface country to make the surregular transport of the clear participation of the clear participatio				
In Milness Wheren, the parties of this agreement have hereunto set their hands and seals the day and year first above written. Seller's Signature. Seller's Signature.	Upon the execution and difficate of title of some responsement, except the lien of the lie	on delivery of the deed hereinbefore provousible title company, showing the proper any taxes or bonds which are not yet dud that in all deeds there will be reserved	rty free and clear of or payable.	of incumbrances as of the date of signing of the
Buyer's Signature Seller's Signature Seller's Signature	he Brown only to the Diver	On a Company of the state of the second of t	e herembefore men	ment district bonds, if a
Buyer's Signature St. Hertiles	In Witness Wl	perrof, the parties of this agreeme	nt have hereunt	o set their hands and seals the day an
Seller's Signature Ed Hertilies	ear first above written.			
		Buyer's Signature.		3111V-6 212 d
		Seller's Signature.	52.5	Fertiles
Buyer's Address		Scriet a Signature.		
	Buyer's Address			

ED FLETCHER

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Date......, 192....

		San I	Diego, Califo	rnia, Janua	ry 5. 1	928.192
An Agreeme	ut made and entere	d into this	5th	day of	Januar	y. 1928
by and between	M. F. I	BAUMGARDNE	R	••••••	***************************************	•••••
of	***************************************	***************************************		, hereinaf	ter called th	e Buyer, and
Ed Fletcher,	***************************************		, of Calife	ornia, hereinafter	called the	Seller, for the
purchase and sale of real es						
mitnesseth:	In consideration of th	e Seller agreeit	g to sell to	the Buyer, and Avoc	convey to	the Buyer by
per Map No. 3336x filed in						
Buyer agrees to buy said lo						
Twenty-five and						
as follows: Six "u	ndred Twenty-	five and	10/100		(*.625	00)
at the time of signing this						
Six "undred Twen on or before the	5th day of J more, until the full s	anuary eac um of \$312	h year/	after shall have l	been paid b	y said Buyer,
together with interest at the	rate of seven per co	ent per annum,	payable xx	mi-annuall; ments, on all un	y paid portio	ns of the pur-
chase price. The Buyer agr	ees to make said pay	ments to the of	ice of said	Seller at 920 Eig	ghth Street,	or any other
place requested in writing b	y the said Seller.					
It is understood and agreed said Buyer until he has paid in f him. Time is the essence of this any default or neglect on the part of from time of mailing said notice paid by the Buyer on this agree agreement and not as a penalty neglect to make the above mentaged to make the above mentaged that the Seller a first includes the United Seller a first includes the United and that the deed to be delivered white or Caucasian race. The Buyer further agrees the said that the deed to be delivered white or Caucasian race.	f agreement, and it is un of the Buyer to make the to the Buyer's address, ment shall become forfeit . Said Buyer shall forfe tioned payments, to Buyer upon payment of said premises to secure d agreed that the Buyer ed shall contain a forfeit that no building shall be	amount of purchase derstood and agree above mentioned; written hereon, the design to the Seller, and the balance of the shall not assign the clause in the erected upon said	e price and ted by and be ayments, or an his agreement is rentals and the and interestotal price shape purchase prints contract to event the said premises to e	tween the parties of tween the parties of the above pays shall be null and liquidated damages at to the above mental be entitled to a ce. In any person not of a premises shall be cost less than	deed has been this agreements, after no vold, and an for the non-friend lot by a deed upon give the white or sold to any period of the lot of t	een delivered to nent, that upon tice of ten days, y and all sums ulfillment of this such default and ting back to the Caucasian race, erson not of the SANGDollars
and that no building shall be ere building shall be put within	feet of the front ouses, or out-buildings, sietions. IC CONCRETACH OF SERVICE AND SERVICE	hall be painted in the painted in th	or within mediately upon the country of the foregoing	n their completion:	of the side is and that the control of the side is and that the control of the co	ine thereof, and e deed so to be the course of to de the course of to de the tree to hold good
The Buyer agrees to pay al may be levied or become due as penalties and collect from Buyer assessments promptly when the	l special assessments, which is a said lot	his date, and if n cent interest on work a forfeiture	the amount	Seller reserves the advanced, and the	failure to pay	said taxes and
It is further understood the title hereinafter provided for will that the transfer to the tran	l so show. PCOCOOCOGERSON ROBURTOUCK FEEDER	coopeaacea	EEC000000	DESCRIPTION OF THE PROPERTY OF	XCCOOODS	ONDERDOS COOK
Upon the execution and detificate of title of some responsing agreement, except the lien of any it is further understood the right of ingress or egress there	ble title company, showing taxes or bonds which as at in all deeds there will to.	ng the property for re not yet due or be reserved righ	payable. Is of way for	sewer, gas, electric	of the date of ty and water	mains with the
the Constitution of the Co	181-181-181-181-181-181-181-181-181-181	ssume any	ing and and and an arrangement of the state	Honed shall have	ECT SON	
	of, the parties of the					
year first above written.				2		
	Buyer's	Signature 2	·4:10	Sallery.	NON	Lorens
				Hitch		
	Seller's	Signature				***************************************
Buyer's Address						

***********************************		***************				



Ed Fletcher Company

Fletcher Building 920 Eighth St.

San Diego, California

Janury 23, 1928.

Mrs. M. F. Baumgardner, Encinitas, Calif.

My dear Mrs. Baumgardner:

I am receiving from you this day \$1325.00, together with bonds in the amount of \$1800.00, known as Public Service Company of Colorado. This pays in full for an acre and a quarter of Lot 31, as per our agreement of Jamuary 5, 1928. It also includes the payment of \$625.00 on account of the purchase of Lot 31, dated January 5, 1928, covering the purchase of property in Avocado Acres No. 3.

I will immediately see that a grant deed is executed in favor of M. F. Baumgardner, as her separate property, covering the East 1\frac{1}{4} acres of Lot 30 and the South 40 feet of Lot 31 of Avocado Acres No. 3, and will credit your contract of January 5th, 1928 for the purchase of Lot 31, Avocado Acres No. 3 with the payment of \$625.00.

The deed will cover the usual restrictions and conditions, you to pay for the recording of the deed. I am to pay for the certificate to the above described property, you to pay for the continuation of the certificate in your name.

It is understood that this property is being sold subject to the improvement act wherein the paving, etc. is being installed at the present time.

Yours very truly,

Mr. Ed Fletcher:

Please have the deed recorded and send me the certificate of title, together with the expense of recording the deed, you furnishing the certificate of title in your name free and clear except as above stated, and I paying for the continuation of the certificate showing the property in the name of M. F. Baumgariner.

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MAIL TO	
Grant Deed	
ED FLETCHER AND MARY C. B. FLETCHE	R
то	

Dated_...

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ED FLETCHER and MARY C. B. FLETC	CHER, husband and wife, for and in consideration of
Ten and no/100	DOLLARS,
Do Hereby Grant To. u. F. BAULGAR	DNER, a married woman
as her sep ar	ate property
San Diegu	
California, bounded and described as follows:	
All that portion of Lot Thirty-	two (32) of Avocado Acres ! o. 3, as per Map No.
2063 filed October 3, 1927 in the Offic	e of the County Recorder of San Diego County,
State of California, EXCEPTING all that	portion of said Lot 32 lying Mortherly of a
straight line parallel with and distan	t Southerly 120 feet measured along the
Easterly line of said Lot 32 from the N	ortherly line thereof, Subject to easements for
road purposes of record and subject to	Improvement District Bonds.
	ions and restrictions, a breach of which will work a forfeiture hall inure to the benefit of the Grantors, their successors or
(a) The Grantee shall not sell or lease the said casian race.	premises, or any part thereof, to any person not of the white or Cau-
(interchanges and the control of the	CONTROL OF THE PROPERTY OF THE
(c) No challing all be erected upon the said	promises when shar agrich less than \$4000 Dollars (\$1500.00)
and any such out-buildings, garages, or chicken yards, shipletion.	shall be constructed on said premises until the plans therefor shall
have been approved in writing by the parties of the fi	mises a septic tank for sewerage purposes shall be installed of a
(h) All of the foregoing reservations and restricti for ten (10) years only. The restriction provided for	ons, except the one provided for in clause (a) hereof, are to hold good in clause (a) is to continue in force indefinitely.
water and gas mains, poles and wises for the conveyan	across sald premises for the installation and maintenance of sewer, ec of electricity, with the right of ingress and egress for the maintenall inure to the benefit of the Grantors and any public utility corpora-
To Have and to Hold the above granted and assigns, forever.	described premises unto the said Grantee,
In Witness Wherenf, the said Grantors, ha	ave hereunto set their hands and seals this 28th
day of August , 19 28	

STATE OF CALIFORNIA, county of San Diego. }ss.	
On this 28th day of fugust	A. D. Nineteen Hundred and twenty-eight
before me. Katherine L. May	a Notary Public in and for said County, residing therein,
duly commissioned and sworn, personally appeared El	D FLETCHER and MARY C. B. FLETCHER, known to me to be bed to the within instrument, and acknowledged to me that they ex-
	SS WHEREOF, I have hereunto set my hand and affixed my Official
Seal at my office	e, in the City of San Diego, County of San Diego, State of California,

	MAIL TO
	Grant Deed
MA	ED FLETCHER AND RY C. B. FLETCHER
	то

ED FLETCHER and MARY C. B. FLETCHER, husband and wife, for and in consideration of
Ten and no/100 DOLLARS,
Do Hereby Grant To
a married woman, as her separate property
All That Real Property situated in the San Diego, State of
California, bounded and described as follows:
All of Lot Thirty-one (31) and the East Two Hundred Twenty-five and
fifty six hund redths (225.56) feet of Lot Thirty (30) of Avocado .
Acres No. 3. San Diego County. California, as per Map No. 2063 on
file in the office of the Recorder of said San Diego County.
It is understood that this deed in addition to deeding the balance of Lot 31 to said grantee also is intended to correct that certain deed dated February 2, 1928 and filed of record March 2, 1928 as to reservations therein contained to conform to reservations an loned in this deed
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 Grantors, their successors or assigns.
(a) The Grantee shall not sell or lease the said premises, or any part thereof, to any person not of the white or Cau-
(c) No dwalling be erected upon the said premises which shall massons be worth less than 2400 and in the event that such building shall have more than there (2)
(d) No building shall be erected within building, shall be erected within fifty (50) feet of the front line of the said premises. (e) No garage, or chicken yard, or out-building, shall be erected within fifty (50) feet of the front line of said property; and any such out-buildings, garages, or chicken yards, shall, if constructed of wood, be painted immediately upon their completion.
(f) - Your of the feregoing-referred to buildings whall be constructed on said premises until the plans therefor shall have been approved in writing by the parties of the first-past, their successors on assigns.
(g) Before any building is exected upon soid promises a septic stank for sourcege purposes aball he installed of a standard solicinatory to the State Board of Health of the State of California.
(h) All of the foregoing reservations and restrictions, except the one provided for in clause (a) hereof, are to hold good for ten (10) years only. The restriction provided for in clause (a) is to continue in force indefinitely. (i) The Grantons further reserve a right of way across said premises for the installation and maintenance of course,
water and size major, poles and wises for the some sure of electricity with the right of ingress and specific for the sure of the Granton and any public will a corporation, which suid reservation shall have to the benefit of the Granton and any public will a corporation, which private or municipal. This doed is given subject to easements now of record
To Have and to Hold the above granted and described premises unto the said Grantee, herheirs and assigns, forever.
In Witness Wherent, the said Grantors, have hereunto set their hands and seals this 21st
day of
STATE OF CALIFORNIA, Ss. County of San Diego.
On this 21st day of March , A. D. Nineteen Hundred and Twenty-eight
before me. Katherine L. May , a Notary Public in and for said County, residing therein,
duly commissioned and sworn, personally appeared ED FLETCHER and MARY C. B. FLETCHER, known to me to be the persons described in and whose names are subscribed to the within instrument, and acknowledged to me that they 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.

Ull Mar portun of John 30 and 31 of avocado acus Nº 3 according to the Map thereof No 2063, filed Odorn 3rd Dugs County. Begunning at the most buildeasterly come of and Jor 30 and following there Me doutheastery lun then touth-14° 09' West vors of Lear; thecea parallel with the simple costerly hung ound John 30 North 16-0+30' Mest off fut hig. Joier on the Northwesterly live & sand I'm 30; there following Mu northwesterly hun of paid the 30 North 74°-13-30 Fast 225.70 Just to the Northeadrely come their : theme following the Wilheasterly him of said Ir 30 Jouth 16-01-30 Each 241.21 for to the former of trajuning. Alles the Smitheasterly 40.0 feet of said of 31, the Northurstuly him of said. A0.0 Look study bring paraller untiline of paid for 31. Un land hurly conveyed him subject to easured for road fuites. I record

Grant Deed ED FLETCHER AND MARY C. B. FLETCHER

ED FLETCHER and MARY C. B. FLETCHER, husband and wife, for and in consideration of
Ten and no/100 DOLLAR
Bo Hereby Grant To U. F. BAULIGARDHER
a married woman, as her separate property
All That Real Property situated in the Samous Irrigation District and in the County of San Diego, State
California, bounded and described as follows: All of Lot Thirty-one (31) of Avocado Acres No. 3, San Diego County.
California, as per Map No. 2063 on file in the office of the
Recorder of said San Diego County, EXCEPTING Therefrom the
South-reasterly 40.0 feet of said Lot 31, the Northwesterly line
line of said 40.0 foot strip being parallel with and distant 40.0
feet at right angles Northwesterly from the Southeasterly
line of said Lot 31.
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 Grantors, their successors assigns. (a) The Grantee shall not sell or lease the said premises, or any part thereof, to any person not of the white or Carlo
casian race.
Foor Whendendhallo'l legged upon the said premises which shall and exception the control of the
(d) No building shall be erected within the part of the front line of the said premises. (e) No garage, or chicken yard, or out-building, shall be erected within the rected within the rected of the front line of said property and any such out-buildings, garages, or chicken yards, shall, if constructed of wood, be painted immediately upon their completion.
(1) Nematical designation of the companion of the compani
(g) Before any building is erected upon said premises a septic tank for sewerage purposes shall be installed of standard satisfactory to the State Board of Health of the State of California. (h) All of the foregoing reservations and restrictions, except the one provided for in clause (a) hereof, are to hold goo for ten (10) years only. The restriction provided for in clause (a) is to continue in force indefinitely. (i) The Grantors further reserve a right of way across said premises for the installation and maintenance of sewe 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 Grantors and any public utility corporation, whether private or municipal.
To Have and to Hold the above granted and described premises unto the said Grantee, her heirs an assigns, forever.
In Witness Whereof, the said Grantors, have hereunto set their hands and seals this. 17th day of. March 19.28
STATE OF CALIFORNIA, Ss. County of San Diego.
On this 17th day of March , A. D. Nineteen Hundred and Twenty-eight
before me. Katherine L. May , a Notary Public in and for said County, residing therein duly commissioned and sworn, personally appeared ED FLETCHER and MARY C. B. FLETCHER, known to me to be the persons described in and whose names are subscribed to the within instrument, and acknowledged to me that they 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.

	MAIL TO
	Grant Deed
	ED FLETCHER
MAF	RY C. B. FLETCHE
	то
Dated	19

ED FLETCHER and MARY C. B. FLETCHER, husband and wife, for and in conside	ration of
Ten and no/100	DOLLARS.
Da Hereby Grant To. M. F. BAULGARDNER	
a married woman, as her separate property	
All That Real Property situated in the Santa Te Irrigation District and in the County of San	Diego, State of
California, bounded and described as follows: All that portion of Lots Thirty Thirty-one (31) of Avocado Acres Ro. 3, according to the Map to Ro. 2063, filed October 3d, 1927 in the office of the County Rosaid Sar Diego County: Beginning at the most Southeasterly corner of said Lot 30 at ing thence the Southeasterly line thereof So. 74° 09° West 225 thence parallel with the Fortheasterly line of said Lot 30 Ror West 241.55 feet to a point on the Morthwesterly line of said Lot 30 Ror West 241.55 feet to the Morthwesterly line of said Lot 30 Ror 74° 225.56 feet to the Morthwesterly corner the reof; thence follow Rortheasterly line of said Lot 30 So. 16°01'30" East 241.25 feet point of beginning. ALSO the Southeasterly 40.0 feet of said the Morthwesterly line of said 40.0 foot strip being parallel distant 40.0 feet at right angles Morthwesterly from the Southeasterly from the Southeas	hereof ecorder of nd follow56 feet; th 16°01'30' Lot 30; 13'30" East ing the et to the Lot 31, with and easterly ect to work a forfeiture eir successors or the white or Cau-
taining to or for the conduct of business of any kind whatever shall be erected thereon. Four Thouses (c) No state of shall be erected upon the said premises which shall cost less than Fifteen Handle (c) No shall be erected upon the said premises which shall cost less than Fifteen Handle (c) (c) (d) No building shall be erected within Miles (c) (e) No garage, or chicken yard, or out-building, shall be erected within fifty (c) feet of the front line and any such out-buildings, garages, or chicken yards, shall, if constructed of wood, be painted immediatel pletion.	ne of said property;
##KE ESCH CHANGE AND	500 100 000 000 000
standard satisfactory to the State Board of Health of the State of California. (h) All of the foregoing reservations and restrictions, except the one provided for in clause (a) hereofor ten (10) years only. The restriction provided for in clause (a) is to continue in force indefinitely. (i) The Grantors further reserve a right of way across said premises for the installation and main water and gas mains, poles and wires for the conveyance of electricity, with the right of ingress and egreance and operation thereof, which said reservation shall inure to the benefit of the Grantors and any put tion, whether private or municipal. Con Haure and to Hold the above granted and described premises unto the said Grantee,	of, are to hold good ntenance of sewer, ss for the mainten- blic utility corpora-
assigns, forever.	
In Witness Wherent, the said Grantors, have hereunto set their hands and seals this	2
day of, 19	

STATE OF CALIFORNIA, County of San Diego. \}ss.	
On thisday of, A. D. Nineteen Hundred and	
before me, a Notary Public in and for said Count duly commissioned and sworn, personally appeared ED FLETCHER and MARY C. B. FLETCHER, kinds the persons described in and whose names are subscribed to the within instrument, and acknowledged to ecuted the same.	nown to me to be
IN WITNESS WHEREOF, I have hereunto set my hand and	The state of the s
Seal at my office, in the City of San Diego, County of San Diego, Sthe day and year in this Certificate first above written.	State of California,

Ed Fletcher Papers

1870-1955

MSS.81

Box: 1 Folder: 40

General Correspondence - Baumgardner, M.F.



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