

Ed Fletcher Company  
1020 NINTH STREET  
SAN DIEGO, CALIFORNIA

December 24th, 1930.

The Coast Avocado Estates,  
1026 - 10th Street,  
San Diego, California.

Gentlemen:

The understanding between us is  
that we are to furnish additional trees on the lots  
No. 5  
in Avocado Acres/that you sell to bring the total  
trees on each lot to twenty-five, said additional  
trees to be planted as the lots are sold.

It is further understood and agreed  
that you are to pay for the care of the trees planted  
on said Avocado Acres No. 5, when contracts are made  
on the basis of \$3.00 per tree per annum.

Yours very truly,

MORSE CONSTRUCTION COMPANY

By 

The above is our understanding and accepted.

THE COAST AVOCADO ESTATES

By

December 24th, 1930.

The Coast Avocado Estates,  
1026 - 10th Street,  
San Diego, California.

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Yours very truly,

MORSE CONSTRUCTION COMPANY

By 

The above is our understanding and accepted.

THE COAST AVOCADO ESTATES

By 

Original sent to Southern Title & Trust Co.  
3/13/31

February 4, 1931.

March Fourth  
1931

Trust No. 1814  
1869

Mr. Roy Hogan,  
The Coast Avocado Estates,  
1028 - 10th Street,  
San Diego, California.

My dear Hogan:

Our agreement ran out as of  
Date of December 1st, 1930, but the following  
properties in Lots B and C, Avocado Acres No. 2  
are unsold.

Prices at which we are willing  
to sell you are as follows:

South 1/2 of Lot 5, Block B	\$750.00
South 1/2 " " 5 "	750.00
South 1/2 " " 9 "	750.00
South 1/2 " " 10 "	750.00
South 1/2 " " 12 "	1100.00
South 1/2 " " 3 " <sup>c</sup>	750.00
North 1/2 " " 5 "	750.00
South 1/2 " " 7 "	750.00

Plus cost of ~~care~~ which you are  
to pay.

These prices to be effective  
for sixty days from date hereof.

Yours very truly,

RF:HEM

Southern Title & Trust Company,  
San Diego, California.

Gentlemen:

From the monthly distribution coming  
to the Coast Avocado Estates this month and thereafter until  
paid, please pay \$128.50 plus 7 percent interest to the  
Grossmont Park Company.

This represents one half of the money  
coming to the Coast Avocado Estates and in which I have a  
half interest. The other half to go to Mr. Boysen.

Yours very truly,

ROY J. HOGAN

RJB:ASK



San Diego, California,  
June 9, 1931.

PLEASE INVESTED TO FAVOR THE COMPANY BY CRITICISM AND SUGGESTION CONCERNING ITS SERVICE 1201-8

# WESTERN UNION

SIGNS
DL = Day Letter
NM = Night Message
NL = Night Letter
LCO = Deferred Cable
CLT = Cable Letter
WLT = Week-End Letter

WCOMB CARLTON, PRESIDENT

J. C. WILLEVER, FIRST VICE-PRESIDENT



The filing time as shown in the date line on full-rate telegrams and day letters, and the time of receipt at destination as shown on all messages, is STANDARD TIME.

Received at 341 Plaza, San Diego, Calif. <sup>Always</sup> <sub>Open</sub> Telephone Main 2151 1931 MAR 5 PM 4 21

SB412 15=LOSANGELES CALIF 5 415P

ED FLETCHER=

1026 NINTH ST SANDIEGO CALIF=

ADVANCE A. LARNEY EIGHTY FIVE DOLLARS DEDUCT FROM MY ACCOUNT AT

TITLE COMPANY OR YOUR OFFICE=

R J HOGAN.

Copy sent to Tompkins of Title Co.

WESTERN UNION GIFT ORDERS SOLVE THE PERPLEXING QUESTION OF WHAT TO GIVE

Morse Construction Company,  
San Diego, California.

Gentlemen:

Regarding that contract dated the 1st day of December, 1930 between the Southern Title & Trust Company for our account, with Sanford W. Small, Mr. Small has cancelled his contract and we are enclosing the agreements.

We ask you to join in with us in cancelling the Southern Title & Trust Company contract with Mr. Small and relieve us from any further responsibility in relation thereto and we do likewise with you.

Yours very truly,

COAST AVOCADO ESTATES,

By *A. J. Boyer*

By *Roy J. Hogan*

*Sally Cook ✓*  
*Map ✓*  
*Toy book ✓*  
*Bird ✓*  
*Daylar ✓*  
*Title Co. ✓*

Paul Fellows  
Lewiston  
Maine  
August 1891  
Maine



San Diego, California,  
December 7, 1931.

Mr. Ed Fletcher,  
San Diego, California.

Dear Sir:

Go ahead and straighten out the Evans'  
matter regarding Lot 17, Avocado Acres No. 3p and make  
the best settlement you can and oblige

Yours truly,

COAST AVOCADO ESTATES

By

*S. J. Boyesen*

SIB:M

December Tenth  
1 9 3 1

Mr. J. W. Evans,  
c/o Miller Bros.  
32nd & University,  
San Diego, California

My dear Mr. Evans:

Answering yours of December ninth the Coast  
Avocado Estates were not my agents. I sold this property  
to them at a net figure and on terms. The title company was  
the trustee for both of us.

The Coast Avocado Estates are now asking me  
to clean t is matter up or cancel out both them and you.

I took the matter up with the Title company  
and found out that you guaranteed the payment of the  
\$840.60 note in your contract with the title company.

I have secured from the Coast Avocado Estates  
the note signed by your wife and they have given me full  
authority to act.

Enclosed find copy of letter I received today  
from the title company which kindly return.

Do I understand you to charge the Coast Avocado  
Estates, Hogan and Boyesen, with having put a rider on the  
contract without your knowledge or consent? This is a  
serious charge and if you can prove it these men should  
be punished.

Is it true or not th t you guaranteed the \$840  
note and what arrangements will be satisfactory to you  
to clean up this unfortunate mess between you and the Coast  
Avocado Estates?

Please let me have your reply by return mail,  
if possible.

Yours very truly,

*J. W. Evans*  
EF:ASK

The last I heard was that you talked to  
J. Frank Cullen about it. The title still  
stands in the Southern Title and if they deed  
back it will be subject to this contract,  
unless they quiet title by suit or get the  
Evans contract back.

*Miss May:  
Where are we on this  
deal? Have we our title  
clear? EJ*

March 17, 1932.

Mr. S. I. Boyson,  
1922 K Street,  
San Diego, California.

My dear Mr. Boyson:

I am today instructing the title company  
to cancel the contracts with Eugene C. High for Lot 4, Block C,  
Avocado Acres No. 2, also the McGaw ~~property~~ covering the  
westerly one-half of Lot 13, Avocado Acres No. 3. Neither of  
these contracts have paid anything for months, the High contract  
never having paid anything, I believe. Kindly confirm.

Yours very truly,

Morse Construction Company

By

KLM

May 3, 1932.

Mrs. Gertrude Richardson,  
408 Chestnut Street,  
Los Angeles, California.

My dear Mrs. Richardson:

The \$25.00 you demanded for the return  
of your contract with the Southern Title & Trust Company, they  
have been holding for months. Will you kindly return them  
your contract, properly assigned back to them, and the \$25.00  
will be paid you.

Yours very truly,

MORSE CONSTRUCTION COMPANY

By

EF:KLM



May Twenty-third  
1 3 3 2

Mr. J. W. Evans  
c/o Miller Bros. Service Station  
Thirty-Second & University  
San Diego, California

Dear Mr. Evans:

Answering yours of December tenth, I have at last  
got possession of the note your wife signed.

Now where do we stand and how can we clean  
up this unfortunate mess? Please let me have your old  
contract with Boyan and Hogan or the Trust Company and I will  
return to you your note.

Yours very truly,

EF:OK

June 10, 1932.

Mr. J. W. Evans,  
c/o Miller Bros Service Station,  
Thirty-Second & University,  
San Diego, California.

My dear Mr. Evans:

You advised me the first part of Jun. that you would  
be in a position to return the contract about the 22d of June. Any  
time you are ready, if it is not convenient to come down town personally  
if you will call me I will send the note up to you by messenger and  
you can return the contract to me by the same messenger.

I am anxious to get this matter cleaned up, and will appreciate your  
letting me hear from you by return mail, or phone.

Yours very truly,

KLM

*Some  
conversation with Ed  
6/4/32 - Will bring back contract  
and Ed will return note*

December 16, 1932

Mr. S. E. Boysen,  
1924 K Street,  
San Diego, California.

My dear Boysen:

The Title Company has not yet received  
the contracts back on the McGaw nor the Hazel White deals.  
Will you please get these contract back, properly assigned  
back to the Southern Title & Trust Company, to clear the  
records.

Yours very truly,

EF:  
KLM

July Tenth  
1933

Mrs. Gertrude Richardson  
Gen. Del.  
Denver, Colo.

Dear Mrs. Richardson:

Answering yours of June third.

If you will kindly sign the enclosed deed and have it  
executed and acknowledged and send to me I will send you the \$25 as  
promised.

We have all had our troubles but I hope you are getting  
back on your feet again.

Very sincerely yours,

EF:ASK



COPY

October 21, 1930.

Southern Title & Trust Co.,  
940 Third St.,  
San Diego, California.

Gentlemen: Attention Mr. Tompkins.

In accordance with the instruction of Ed Fletcher that your Declaration of Trust No. 1869 be modified so that there can be no possible comeback on Morse Construction Company, or upon the real estate and funds in said Trust, in case of rescission or suit for damages, I would suggest the following changes:

Add to sub-paragraph (1), Sec. IV, p.4,  
the following:

"Provided that such payment shall be made only out of funds otherwise payable to the beneficiaries under paragraph(4) below."

In the second paragraph in Sec. VIII, strike out the word "damages".

Add a new paragraph, as follows:

XV.

"Anything to the contrary herein notwithstanding, it is understood and agreed that the payee shall be saved harmless from the effect of any rescission, or suit for damages arising out of the operation of this Trust and sales thereunder, and the payee shall not be personally responsible for any liability incurred by the actions of said Trustee and/or said beneficiaries, nor shall deduction be made in satisfaction of any such liability from proceeds distributable to the payee under the terms of this trust; nor shall any of the real property the subject of this trust be subjected to satisfaction of any such liability."

Very truly yours,

HGS.AW  
CC Col. Fletcher.

HARRISON G. SLOANE

October 30, 1930.

Mr. S. I. Boyesen,  
1924 K Street,  
San Diego, California.

My dear Boyesen:

Did you go down to the Title Company regarding the trusts. We have another letter from them demanding payment. Please go down and see Hyneman immediately.

Yours very truly,

EF:KLM



Copy

HARRISON G. SLOANE  
Attorney at Law  
Suite 1250 Bank of Italy Bldg.  
San Diego, California.

November  
Third  
1930

Col. Ed Fletcher,  
1024 Ninth St.,  
San Diego, California.

Dear Col. Fletcher:

I have not gone over the whole Declaration of Trust No. 1869 in detail, but assume that it is in the form heretofore agreed upon, except as to the matters indicated for change.

The paragraph on page 4 is not worded very clearly, but in view of the new paragraph added on page 8, it is not open to misunderstanding.

On page 7, I should strike out the word "damages". I suppose their point is that you are liable for such expenses and costs as you authorize, but you could hardly authorize damages, so the word is useless.

On the last page, the word "they" should be replaced by the words "the payee". As it reads in their draft, you might be responsible for that part of the payment received by the Trustee and disbursed to Hogan. You should only be responsible for that which has been actually received by you; and the Trustee should look to Hogan for the other part.

Very truly yours,

(signed) H. G. Sloane

HGS.AS

Original mailed to Southern Title & Trust Co.,  
Mr. Thompkins, Nov. 4.

From the papers of Ed Fletcher, the following letters have been removed to the alphabetized correspondence files:

"SOUTHERN TITLE AND TRUST CO. TRUSTS AVOCADO ACRES WITH ROY HOGAN"

BOYSEN, S. I.:

Morse Construction Co. to Boysen, March 17, 1932  
Boysen and Hogan to Morse Construction Co., June 9, 1931  
Boysen to Fletcher, December 7, 1931  
Fletcher to Boysen, December 16, 1932  
Fletcher to Boysen, October 30, 1933

EVANS, J. W.:

Fletcher to Evans, December 10, 1931  
with an intercompany note  
Fletcher to Evans, May 23, 1932  
Fletcher to Evans, June 30, 1932

HOGAN, ROY:

Hogan to Morse Construction Co., May 7, 1930  
Trust between Hogan and Fletcher, May 10, 1930  
Fletcher to Hogan, May 16, 1930  
Hogan to Fletcher, July 26, 1930  
Trust between Hogan and Fletcher, July 28, 1930  
Hogan to Morse Construction Co., August 12, 1930  
Trust between Hogan and Fletcher, December 24, 1930  
Fletcher to Hogan, February 4, 1931  
Hogan to Southern Title and Trust Co., March 4, 1931

Hogan to Fletcher, March 5, 1931

RICHARDSON, GERTRUDE:

Fletcher to Richardson, May 3, 1933  
Richardson to Fletcher, June 3, 1935  
Fletcher to Richardson, July 10, 1933  
Fletcher to Richardson, July 10, 1933

SLOANE, HARRISON G.:

Sloane to Fletcher, November 3, 1930  
Sloane to Southern Title and Trust Co.,  
October 21, 1930

ALSO MOVED IN ENTIRETY

"SOUTHERN TITLE AND TRUST CO., 1930-35: AVOCADO TRUSTS"



San Diego, California,  
May 7, 1930.

Morse Construction Company,  
1080 Ninth Street,  
San Diego, California.

Gentlemen:

With the completion of the contract re selling certain lands up the coast, below is my understanding, that for \$5.00 a tree you will furnish the water, properly care for the avocado orchard on any lands that I sell for a year from date of sale of property, said date to be that on which I take the first deposit. At the expiration of the year, for the subsequent two years you will care for same on cost basis plus 10 percent, after which mutually satisfactory arrangements will be made regarding care on a percentage basis.

The cost of the care for the first year to be paid by me and added to the release price of the land.

Where parties take immediate possession I do not have to pay the \$5.00 a year per tree for the first year, however, on any sale made it is understood possession of the land will not be given without your consent in writing.

Yours truly,

*Roy J. Hogan*

ACCEPTED:

MORSE CONSTRUCTION COMPANY

By

*E. J. Fletcher*

UNDERSTANDING BETWEEN ROY HOGAN and ED FLETCHER

May 10th, 1930.

Under my deed to the Trust Company I reserve the right to have re-deeded to me properties that may be designated by me, providing Hogan has not sold them, and in the event of re-deeding property to me Hogan is to receive 5 percent commission on the net figure on which he has the option of buying.

ACCEPTED:

May 16, 1930.

Mr. Roy Hogan,  
San Diego, California.

Dear Sir:

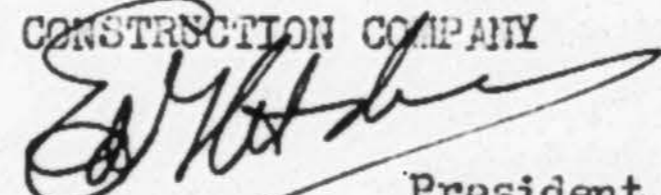
It is understood and agreed that in case bona fide sales are made, and partial payments have been paid on property and there comes a delinquency, you have the option of being released and the property revert to me, or paying up and acquiring the Morse Construction Company's equity in the property.

It is understood and agreed that on any unsold property, so long as you are not in default in any way, we are to pay the taxes on said property until it is sold.

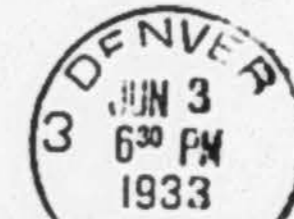
Yours truly,

MORSE CONSTRUCTION COMPANY

By

  
President

EF:KIM



THIS SIDE OF CARD IS FOR ADDRESS



Morse Construction Company  
C'd Fletcher Company -  
1020 - 9<sup>th</sup> ave  
San Diego  
Cal



Dinner - June 3 - 35 -

Mr Fletcher - Dear Sir. you  
just need - add to Los Angeles  
it was 408 Chestnut Long Beach  
where I lived when trying to buy  
property but left that address  
long ago - + I was shaken  
out of L. Beach by the quake of  
march 10 - Lost every thing  
papers + all so I am like  
many others - no home no  
property no money nothing.  
incl I had the \$25.00 you  
have been holding for me it  
would come in mighty  
handy. very truly

Gertrude Richardson.

..... Gentl del

# The Coast Avocado Estates

ROY J. HOGAN, BROKER  
1026 TENTH STREET  
SAN DIEGO, CALIFORNIA

July 22, 1930

Mr. Ed Fletcher,  
1020 Tenth St.,  
San Diego, California.

Dear Sir:

Confirming our conversation, would like to have you plant additional trees on the following lots, and add \$3.00 per tree to the release price:

Lot	Block	Unit	Trees
S $\frac{1}{2}$ 1 <i>all</i>	C	2	<del>10</del> <i>Ref. Oranges planted</i>
S $\frac{1}{2}$ 7	C	2	12
17		3	35
E $\frac{1}{2}$ 18		3	20 <i>shrub to Oranges planted</i>
E $\frac{1}{2}$ 19		3	20
W $\frac{1}{2}$ 19		3	20
23		3	30
S $\frac{1}{2}$ 24		3	20
N $\frac{1}{2}$ 25		3	15
S $\frac{1}{2}$ 25		3	15
S $\frac{1}{2}$ 26		3	16
S $\frac{1}{2}$ 27		3	18
N $\frac{1}{2}$ 27		3	18
S $\frac{1}{2}$ 29		3	30

Yours very truly,

THE COAST AVOCADO ESTATES,

By *RJ Hogan*

RJH/LKS

*are these lots sold.*

# The Coast Avocado Estates

ROY J. HOGAN, BROKER  
1026 TENTH STREET  
SAN DIEGO, CALIFORNIA

July 26, 1930

Mr. Ed Fletcher,  
1020 Tenth St.,  
San Diego, California.

Dear Sir;

Referring to our letter of the 22nd inst., in reference to planting additional trees, please make correction as follows:

Lot S $\frac{1}{2}$  1 Block C, Unit 2, 12 trees instead of 10

Yours very truly,

THE COAST AVOCADO ESTATES,

By *RJ Hogan*

LKS



Ed Fletcher Company  
Box 1412  
SAN DIEGO, CALIFORNIA

JUL 23



Mrs. Gertrude Richardson  
Gen. Del.  
Denver, Colo.

RETURN  
TO WRITER  
UNCLAIMED



Exhibit 1

July Twenty-eighth  
1 9 3 0

Coast Avocado Estates,  
1026 Tenth Street,  
San Diego, Calif.

Gentlemen:

Answering yours of July nineteenth will say the enclosed list of prices for Blocks H, I and J, Avocado Acres No. 5 I give you an option to purchase at a net figure to us on terms mutually satisfactory and where it is necessary to guarantee care we will undertake same on the basis of \$3.00 a tree per annum, extra.

We reserve the right to cancel this option on thirty days written notice and this agreement is entirely separate from anything heretofore made, each sale to be an individual deal by itself.

You may consider Block K on the same relative basis and price as Block J, lot for lot.

Yours very truly,

MORSE CONSTRUCTION COMPANY

By (SIGNED) ED FLETCHER  
Pres

EF:ASK

Morse Construction Co.,

The above is satisfactory and accepted by us.

COAST AVOCADO ESTATES

By (Signed) ROY J. HOGAN

AVOCADO ACRES NO. 5

BLOCK H:

	Lot No.	Release
	1	\$5000.00
	2	2750.00
	3	1250.00
	4	750.00
O. K.	N 4	700.00
R. J. H.	S 4	700.00
	N 5	700.00
	S 5	700.00
	N 7	700.00
O. K.	S 7	700.00
Ed F.	N 8	700.00
	N 9	700.00
	N 10	700.00
	S 10	900.00
	12	2500.00
	13	1100.00
	N 14	750.00
	S 14	700.00
	N 15	700.00
	S 15	700.00
	S 16	700.00
	N 18	750.00
	S 18	750.00
	N 19	750.00
	S 19	750.00

BLOCK I:

	3	800.00
	N 6	700.00
	N 7	700.00
	S 7	700.00
	N 9	700.00
	S 9	700.00
	N 10	700.00
	S 10	900.00
	N 11	1100.00
	S 11	900.00
	N 12	900.00
	S 12	900.00
	N 15	750.00
	S 15	750.00
	N 16	750.00
	S 16	750.00
	N 17	700.00
	S 18	700.00
	N 19	700.00
	S 19	700.00
	N 20	700.00
	S 20	900.00
	N 18	700.00

AVOCADO ACRES NO. 5 Cont'd

BLOCK J:

	Lot No.	Release
	N 2	900.00
	S 2	900.00
	N 4	900.00
	S 4	900.00
	N 5	900.00
	S 6	700.00
	N 7	700.00
	S 7	700.00
	S 8	700.00
O. K.	N 9	700.00
R. J. H. Richardson	S 9 - 18 1/2 Acs	700.00
	N 11	1100.00
	S 11	900.00
	N 12	900.00
O. K.	S 12	900.00
	N 14	800.00
Ed F.	S 14	800.00
	N 15	750.00
	S 15	750.00
	N 16	700.00
	S 16	700.00
	N 17	700.00
	N 18	700.00
	S 18	700.00
	N 19	700.00
	S 19	700.00
	N 20	700.00
	S 20	900.00
	S 17	700.00



# The Coast Avocado Estates

ROY J. HOGAN, BROKER  
1026 TENTH STREET  
SAN DIEGO, CALIFORNIA

August 12, 1930

②

Morse Construction Co.,  
1020 Ninth St.,  
San Diego, California.

Gentlemen:

We are enclosing list of the lots in  
Unit 5, with the number of trees to be planted,  
as per our conversation Saturday.

Yours very truly,

THE COAST AVOCADO ESTATES,

By *Roy J. Hogan*

*Hold this matter until we get to our pay for above*

Lot N $\frac{1}{2}$  28 Unit 3, 6 Trees.

UNIT No. 5:			UNIT No. 5: (Contd.)		
BLOCK H			BLOCK J		
Lot No.	Trees to Plant	Total	Lot No.	Trees to Plant	Total
1	14	50	N $\frac{1}{2}$ 2	8	25
2	8	50	S $\frac{1}{2}$ 2	8	25
3	7	25	N $\frac{1}{2}$ 4	8	25
N $\frac{1}{2}$ 4	7	25	S $\frac{1}{2}$ 4	8	25
S $\frac{1}{2}$ 4	7	25	N $\frac{1}{2}$ 5	8	25
N $\frac{1}{2}$ 5	7	25	S $\frac{1}{2}$ 5	8	25
S $\frac{1}{2}$ 5	7	25	N $\frac{1}{2}$ 6	8	25
N $\frac{1}{2}$ 7	7	25	S $\frac{1}{2}$ 6	8	25
S $\frac{1}{2}$ 7	7	25	N $\frac{1}{2}$ 7	8	25
N $\frac{1}{2}$ 8	7	25	S $\frac{1}{2}$ 7	8	25
S $\frac{1}{2}$ 8	7	25	N $\frac{1}{2}$ 8	8	25
N $\frac{1}{2}$ 9	7	25	S $\frac{1}{2}$ 8	8	25
S $\frac{1}{2}$ 9	7	25	N $\frac{1}{2}$ 9	8	25
N $\frac{1}{2}$ 10	7	25	S $\frac{1}{2}$ 9	8	25
S $\frac{1}{2}$ 10	7	25	N $\frac{1}{2}$ 11	7	25
N $\frac{1}{2}$ 12	8	50	S $\frac{1}{2}$ 11	7	25
S $\frac{1}{2}$ 12	7	25	N $\frac{1}{2}$ 12	8	25
N $\frac{1}{2}$ 13	7	25	S $\frac{1}{2}$ 12	8	25
S $\frac{1}{2}$ 13	7	25	N $\frac{1}{2}$ 14	8	25
N $\frac{1}{2}$ 14	7	25	S $\frac{1}{2}$ 14	8	25
S $\frac{1}{2}$ 14 <i>white</i>	7	25 <i>17/20</i>	N $\frac{1}{2}$ 15	8	25
N $\frac{1}{2}$ 15	7	25	S $\frac{1}{2}$ 15	8	25
S $\frac{1}{2}$ 15	7	25	N $\frac{1}{2}$ 16	8	25
N $\frac{1}{2}$ 16 <i>potatoes</i>	7 <i>space</i>	25 <i>17/20</i>	S $\frac{1}{2}$ 16	8	25
S $\frac{1}{2}$ 16	7	25	N $\frac{1}{2}$ 17	8	25
N $\frac{1}{2}$ 18	7	25	S $\frac{1}{2}$ 17	8	25
S $\frac{1}{2}$ 18	7	25	N $\frac{1}{2}$ 18	8	25
N $\frac{1}{2}$ 19	7	25	S $\frac{1}{2}$ 18	8	25
S $\frac{1}{2}$ 19	7	25	N $\frac{1}{2}$ 19	8	25
N $\frac{1}{2}$ 20	7	25	S $\frac{1}{2}$ 19	8	25
S $\frac{1}{2}$ 20	7	25	N $\frac{1}{2}$ 20	7	25
			S $\frac{1}{2}$ 20	7	25

BLOCK I			BLOCK K		
Lot No.	Trees to Plant	Total	Lot No.	Trees to Plant	Total
3	7	25	N $\frac{1}{2}$ 6	8	25
N $\frac{1}{2}$ 6	8 <i>trub.</i>	25	S $\frac{1}{2}$ 6	8	25
N $\frac{1}{2}$ 7	8	25	N $\frac{1}{2}$ 7	8	25
S $\frac{1}{2}$ 7	8	25	S $\frac{1}{2}$ 7 <i>small</i>	8 <i>17/20</i>	25
N $\frac{1}{2}$ 9	8	25	N $\frac{1}{2}$ 8	8	25
S $\frac{1}{2}$ 9	8	25	S $\frac{1}{2}$ 8	8	25
N $\frac{1}{2}$ 10	7	25	N $\frac{1}{2}$ 9	8	25
S $\frac{1}{2}$ 10	7	25	S $\frac{1}{2}$ 9	8	25
N $\frac{1}{2}$ 11	7	25	N $\frac{1}{2}$ 10	7	25
S $\frac{1}{2}$ 11	7	25	S $\frac{1}{2}$ 10	7	25
N $\frac{1}{2}$ 12	9	30	N $\frac{1}{2}$ 14	8	25
S $\frac{1}{2}$ 12	9	30	S $\frac{1}{2}$ 14	8	25
N $\frac{1}{2}$ 15	8	25	N $\frac{1}{2}$ 15	8	25
S $\frac{1}{2}$ 15	8	25	S $\frac{1}{2}$ 15	8	25
N $\frac{1}{2}$ 16	8	25	N $\frac{1}{2}$ 16	8	25
S $\frac{1}{2}$ 16	8	25	S $\frac{1}{2}$ 16	8	25
N $\frac{1}{2}$ 17	8	25	N $\frac{1}{2}$ 17	8	25
S $\frac{1}{2}$ 17	8	25	S $\frac{1}{2}$ 17	8	25
N $\frac{1}{2}$ 18	8	25	N $\frac{1}{2}$ 18	8	25
S $\frac{1}{2}$ 18	8	25	S $\frac{1}{2}$ 18	8	25
N $\frac{1}{2}$ 19	8	25	N $\frac{1}{2}$ 19	8	25
S $\frac{1}{2}$ 19	8	25	S $\frac{1}{2}$ 19	8	25
N $\frac{1}{2}$ 20	7	25	N $\frac{1}{2}$ 20	7	25
S $\frac{1}{2}$ 20	7	25	S $\frac{1}{2}$ 20	7	25

*Richardson*



May 13, 1930.

Southern Title & Trust Company,  
San Diego, California.

Gentlemen:

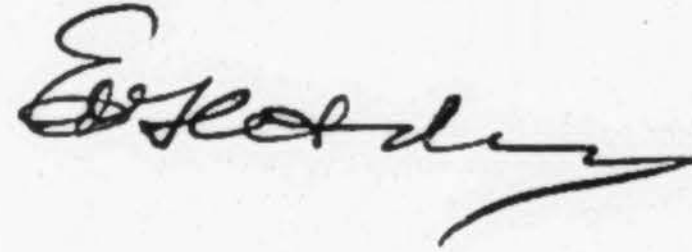
Order No. 91571

Enclosed herewith find Partial  
Release of Mortgage covering Lots 2 to 6, inclusive  
of Avocado Acres No. 3. We believe this will  
enable you to close this order.

Yours very truly,

MORSE CONSTRUCTION COMPANY

By

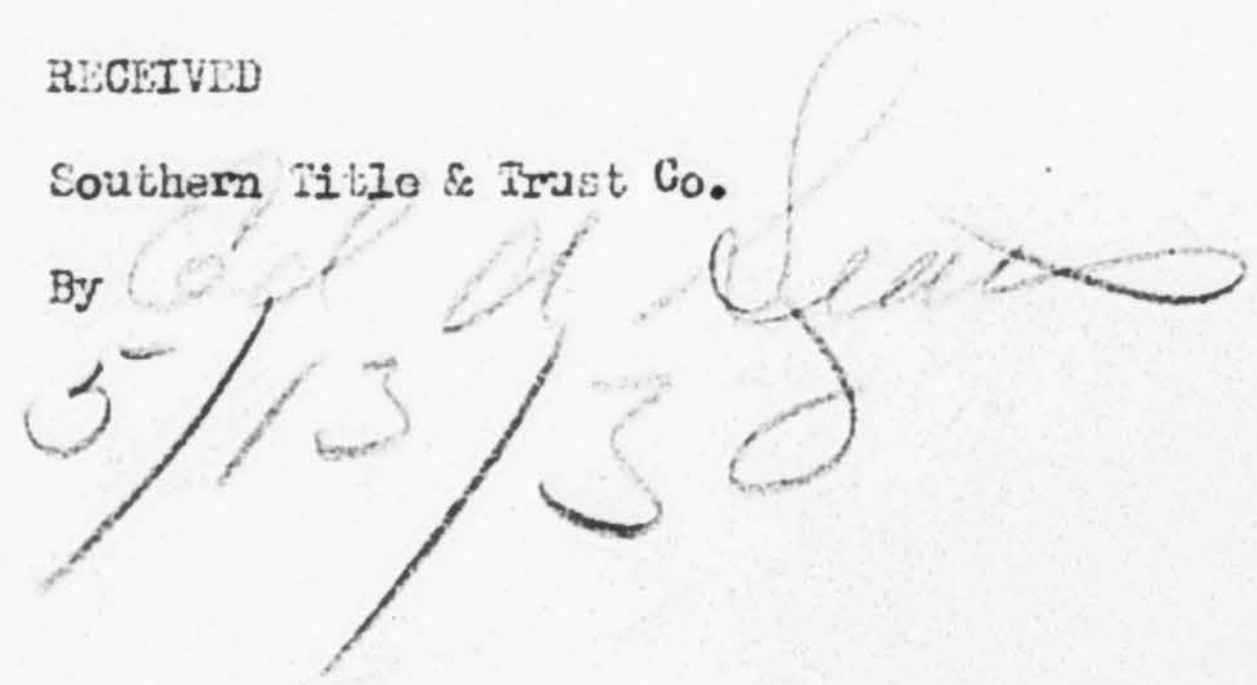


KLM

RECEIVED

Southern Title & Trust Co.

By



September 30, 1930.

Southern Title & Trust Company,  
San Diego, California.

Gentlemen:

Attention Mr. F. H. Tompkins

Enclosed herewith find copy of our  
agreement of July 28, 1930 between the Morse Construction  
Company and The Coast Avocado Estates, marked Exhibit 1.

Exhibit No. 2 is the legal description  
of the lots and the sale prices agreed upon

Exhibit 3 is a deed to the property to  
the Southern Title & Trust Company, which you may record immedi-  
ately as Trustee for the Morse Construction Company.

In case of sale by The Coast Avocado  
Estates of said property, the terms of payment shall be at  
least 25 percent down as an initial payment, which said The  
Coast Avocado Estates may retain; thereafter the proceeds received  
from such sale shall be paid 50 percent to the Morse Construction  
Company until the full sales price as set forth in Exhibit 2 is  
paid, plus 7 percent interest from date of initial option payment.

In the event sales prices as set forth  
in Exhibit 2 are increased because of additional considerations,  
you will be given written instructions to increase the equity of  
Morse Construction Company in such sales by the Coast Avocado  
Estates.

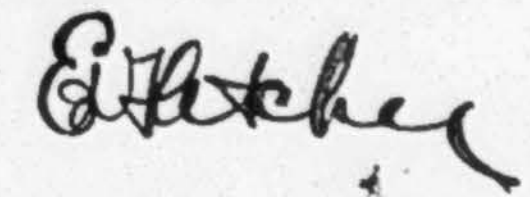
It is understood and agreed that you  
are to receive any and all monies received on the sale of any  
of the aforesaid land, excepting the first 25 percent of the  
sales price by the Coast Avocado Estates, and distribute the  
same as outlined above. The Morse Construction Company is to  
pay no fees of any kind or description excepting 1 percent of  
collections made.

The Morse Construction Company will pay  
for a Policy of Title Insurance in each case up to the amount of  
its sales price to the Coast Avocado Estates, as per Exhibit 2.

Yours very truly,

MORSE CONSTRUCTION COMPANY

By



11/30/30

10, 30, 30  
need Duplicate  
of these papers  
Rec'd  
EF:KLM  
H.C. Crane  
advising







# SOUTHERN TITLE & TRUST COMPANY

In Reply Refer to No. Trust #1869

San Diego, California,

October 16, 1930.

Ed Fletcher Company,  
1020 - 9th St.,  
San Diego, Calif;

Attention of Miss May.

Gentlemen:

Enclosed please find Page 12, covering Block  
"K" as sent up by your office today to be at-  
tached to the above numbered Trust, being  
Avocado Acres No. 5.

Trusting you find everything in order, I am

Yours very truly,

*H. Stallard*  
For F. H. Tomkins,  
Vice President  
& Trust Officer

ohks

October 13, 1930.

Southern Title & Trust Company,  
San Diego, California.

Attention Mr. F. H. Tompkins

Gentlemen:

We are assuring all taxes on  
Avocado Acres No. 5, excepting lots that are under contract  
at tax paying time.

This also applies to any lots in  
Avocado Acres No. 2 and No. 3.

Yours truly,

MORSE CONSTRUCTION COMPANY

By

KLM



# SOUTHERN TITLE & TRUST COMPANY

In Reply Refer to No. 1814 \*

San Diego, California,

November 7, 1930.

Mr. Ed Fletcher,  
1020 - 9th St.,  
San Diego, California.

Dear Sir:

We are enclosing herewith four copies of our Trust No. 1869, duly corrected as per your instructions.

We will ask that you kindly sign same and forward to Roy Hogan for signature and have all four copies returned to us for execution.

Yours very truly,

*A. Stallard*  
For F. H. Tomkins,  
Vice President  
& Trust Officer

ohks

December 1, 1930.

Southern Title & Trust Company,  
940 Third Street,  
San Diego, California.

Attention Mr. F. H. Tomkins.

Gentlemen:-

We enclose herewith notice of assessment for paving De Witt Avenue covering South half of Lot 9, Block "J", Avocado Acres No. 5, in the name of Gertrude H. Richardson, which property is under Trust No. 1814.

Yours very truly,

ED FLETCHER COMPANY

By

KLE/RC



# TAX NOTICE

ED FLETCHER CO. GROSSMONT PARK CO. MORSE CONSTRUCTION CO.  
1020 NINTH STREET - SAN DIEGO, CALIF.

To \_\_\_\_\_ Gertrude M. Richardson  
\_\_\_\_\_  
\_\_\_\_\_

You are hereby notified that the following taxes are now due on

Lot 9 (South half) Block 438  
~~Arroyo Acres No. 5~~  
State and County Taxes ..... \$ \_\_\_\_\_  
Irrigation District Taxes \$ \_\_\_\_\_  
~~Assessment on Bond No. 161 for paving~~  
De Witt Avenue TOTAL ..... \$ 5.00

ASSESSMENT DELINQUENT JANUARY 2, 1931.  
We would appreciate your check by return mail covering above taxes.

March 6th, 1931.

Southern Title & Trust Company,  
940 Third Street,  
San Diego, California.

Trusts Nos. 1814 and 1869.

Attention Mr. Tomkins.

My dear Mr. Tomkins:-

This is to inform you that I have a written order from Mr. Hogan, instructing you to pay me any moneys coming to him on the tenth of each month from the above mentioned trusts until the advances I have made and which I may make him are paid in full.

Within the last week, I have advanced him \$228.50.

Please don't pay any money to Hogan, until you check up with me.

You will continue to pay Boysen as usual.

Kindly acknowledge receipt.

Yours very truly,

EF/RC

*Richardson*



March 9, 1951.

Southern Title & Trust Company,  
San Diego, California.

Gentlemen:

Trusts No. 1814 and No. 1869

By mutual consent the above

numbered trusts are hereby cancelled.

Yours truly,

MORSE CONSTRUCTION COMPANY

By 

THE COAST AVOCADO ESTATES

By 

EF:M

March 13, 1951.

Mr. F. H. Tompkins,  
Southern Title & Trust Company,  
San Diego, California.

Trusts 1814  
1869

My dear Mr. Tompkins:

Enclosed find order signed by  
Roy J. Hogan which is explanatory.

He has also sent me a telegram copy  
of which is herewith enclosed, and when he comes down  
again I will get a general order from him covering all  
monies coming to him for his one-fourth interest in  
the Trusts.

Yours very truly,

EF:KLM

# SOUTHERN TITLE & TRUST COMPANY

In Reply Refer to No. 1814-69

San Diego, California,  
April 10, 1931.

April 2, 1931.

Mr. F. H. Tompkins,  
Southern Title & Trust Company,  
San Diego, California.

Dear Sir:

Trusts 1814  
1869

Mr. Boysen was in this morning and said it would complicate matters and delay us all in getting our money by Hogan assigning his interest in these trusts to me. If this is the case, you have my authority to send the money to The Coast Avocado Estates, and Boysen will give me Hogan's share of any receipts.

Yours very truly,

KLM

Ed Fletcher Company,  
1029 - 9th Street,  
San Diego, California.

Gentlemen:

Answering your letter of April 2nd, the status of the following contracts to date is:

Bertha Atherton	- paid to Dec. 1, 1930,
James W. Evans	- no payments,
Eugene C. High	- " "
Nettie Mc Gaw	- paid to January 1, 1931,
Margaret Rees	- paid to April 1, 1931,
Gertrude Richardson	- no payment since Nov. 24, 1930,
Mrs. Spence	- paid to January 2, 1931,
Effie B. Wells	- no payment since Nov. 15, 1930

We have sent them statements regularly each month, setting out delinquent payments. If you have any suggestions to make, we will be glad to cooperate.

Yours very truly,

*H. Stallard*  
Asst. Secretary.

ohks

*Copy given to  
Boysen 4/14/31*

*1814-69  
1869  
1869*



April 11, 1931.

Southern Title & Trust Company,  
San Diego, California.

Trust Department.

Gentlemen:

Gertrude M. Richardson who is buying the South 1/2 Lot 9, Block "J" Avocado Acres No. 5 owes \$5000 for Assessment on Bond No. 161 for paving of DeWitt Avenue. This assessment went delinquent January 2d, and we would appreciate it if you would collect from her to reimburse us.

Effie M. Wells, who is buying the North 1/2 of Lot 6, Block "I", Avocado Acres No. 5 owes \$3.00 for assessment on Bond 133 for paving of DeWitt Avenue, which was paid January 2d by us. Please collect.

Yours very truly,

MORSE CONSTRUCTION COMPANY

By

KLM

## TAX NOTICE

ED FLETCHER CO. GROSSMONT PARK CO. MORSE CONSTRUCTION CO.  
1020 NINTH STREET - SAN DIEGO, CALIF.

To Effie M. Wells *604 12/12/30*

You are hereby notified that the following taxes are now due on

Lot 6 (North 1/2) Block "I"  
Avocado Acres No. 5  
State and County Taxes..... \$ \_\_\_\_\_  
Irrigation District Taxes \$ \_\_\_\_\_  
Assessment on Bond No. 133 for paving  
De Witt Avenue \$3.00  
ASSESSMENT DELINQUENT JANUARY 2, 1931.  
TOTAL..... \$ \_\_\_\_\_

We would appreciate your check by return mail covering above taxes.

## TAX NOTICE

ED FLETCHER CO. GROSSMONT PARK CO. MORSE CONSTRUCTION CO.  
1020 NINTH STREET - SAN DIEGO, CALIF.

To Gertrude M. Richardson

You are hereby notified that the following taxes are now due on

Lot 9 (South half) Block "J"  
Avocado Acres No. 5  
State and County Taxes..... \$ \_\_\_\_\_  
Irrigation District Taxes \$ \_\_\_\_\_  
Assessment on Bond No. 161 for paving  
De Witt Avenue \$5.00  
TOTAL..... \$ \_\_\_\_\_  
ASSESSMENT DELINQUENT JANUARY 2, 1931.

We would appreciate your check by return mail covering above taxes.



June 7, 1931.

Mr. W. I. Sears,  
Southern Title & Trust Company,  
San Diego, California.

My dear Sears:

Enclosed find quitclaim deed Walter O. Spurlock and Agnes Spurlock to lots 2 to 6, both inclusive, Avocado Acres No. 5 to Morse Construction Company. If there are no liens or deeds intervening, please record this deed.

Yours very truly,

WPK:KLM

Received this 4th day of June, 1931.  
SOUTHERN TITLE & TRUST CO.

By

*W. I. Sears*

June 10, 1931.

Southern Title & Trust Company,  
San Diego, California.

Gentlemen:

Regarding Trust 1814 and 1869, you are authorized to deed back to the Morse Construction Company all unsold lots, and only hold in trust such property as is sold under contract.

Your attention is called to the fact that the Coast Avocado Estates is to pay any charges in relation to this matter, as per original trust agreements.

Yours very truly,

MORSE CONSTRUCTION COMPANY

By

*R. J. Hegan*

*D. J. Boyer*



# SOUTHERN TITLE & TRUST COMPANY

In Reply Refer to No. \_\_\_\_\_

San Diego, California,

July 28, 1931.

Morse Construction Company,  
1020 - 9th St.,  
San Diego, California.

Gentlemen:

We are enclosing herewith deeds, conveying balance of property held in trust by us, our Trusts Nos. 1814 and 1869, which has not been sold or held under contract.

Yours very truly,

*F. H. Tomkins*  
F. H. Tomkins,  
Vice President  
& Trust Officer

FHT/ohks

*Received  
8/11/31*

August 31, 1931.

Southern Title & Trust Company,  
San Diego, California.

Gentlemen:

Trust 1869

Confirming our telephone conversation with Miss Boutwell, re the cancellation of the contract with Sanford Small, enclosed find copy of letter which was mailed your company, and which Miss Boutwell says has not been located in your files.

This property purchased by Mr. Small was not deeded back to the Morse Construction Company as authorized in our subsequent letter. Will you please deed this lot, is Lot 7, Block K, Avocado Acres No. 5, to the Morse Construction Company.

Yours very truly,

MORSE CONSTRUCTION COMPANY

By

klm

# SOUTHERN TITLE & TRUST COMPANY

In Reply Refer to No. 1869

San Diego, California,

October 31, 1931.

October 24, 1931.

Southern Title & Trust Company,  
San Diego, California.

Trust No. 1869

Gentlemen:

We have never received the deed to Lot 7,  
on  
Block K, Avocado Acres No. 5, which we instructed you to  
cancel the Sanford Small contract under date of June 9th.  
This was prior to our general letter of instructions to  
deed the unsold property back to the Morse Construction  
Company, but Miss Boutwell later informed us that you were  
unable to locate our order of cancellation. We sent you  
copy of this on August 31st.

Please let us know the status of this  
matter.

Yours truly,

MORSE CONSTRUCTION COMPANY

By

klm

*3/3/32  
Miss Boutwell  
checking my file*

Colonel Ed Fletcher,  
1020 - 9th Street,  
San Diego, Calif.

Dear Sir:

Answering your letter of October 24th in reference  
to Lot 7, Block "K" of Avocado Acres No. 5, con-  
tract of which stands in the name of Sanford Small,  
please be advised that we have not yet secured  
from Mr. Small an assignment of his contract of re-  
lease of liability.

We are endeavoring to get same and immediately upon  
receipt of it, will advise you.

Yours very truly,

*F. H. Tomkins*

F. H. Tomkins,  
Vice President  
& Trust Officer

FHT/ohks

*We received deed -*



November 10, 1931.

Southern Title & Trust Company,  
San Diego, California.

Gentlemen: Re Order No. 97028

We are enclosing herewith Grant Deed from Ed Fletcher and Mary C. B. Fletcher to County of San Diego, State of California, which you may deliver to the County upon the payment of \$5,750.00.

From this payment you are authorized to pay the Cuyamaca State Bank of El Cajon the sum of \$3100.00 principal, plus interest at 8 percent from August 15, 1931.

You are also authorized to deduct from the \$5750.00 the cost of the policy of title insurance as ordered showing the property in the name of Ed Fletcher.

Will you please immediately prepare instructions to be signed by the County, which carry out the terms of our letters to you, and send them to the County in care of Mr. Kendall, or better still deliver them to us and we will take them to Mr. Kendall personally as we are anxious to get the matter closed promptly. It will be necessary that Mr. Kendall have these instructions in order to prepare the resolutions to be passed by the Board of Supervisors at Monday's meeting.

If this order is now closed and the money paid by the County of San Diego on or before December 1st, 1931 I reserve the right to withdraw all papers.

Yours truly,

KLM

*Nov 10/31*  
*Received from Ed Fletcher*  
*Deed*  
SOUTHERN TITLE & TRUST COMPANY  
*By R. W. Lane*

Nov. 27, 1931

Southern Title & Trust Co.,

Dear Sirs:

Yours of the 25th just received. While I was in L. A. a representative of the Avocado Co. called upon me and wanted me to send my contract to you, give it up. A lawyer was in the room and heard, and took part in our conversation. He says if you wish my land back you must pay me back my first payment or a goodly part of it. If you have a copy of my contract you will read that it is tied up to me until 1934 unless we have a cash settlement.

You remember I was one of the widows who were showed land which the Company had no right to sell and then given the present parcel. I could bust up the whole Co. and lots of San Diego if I choose but I believe in harmony in all things. By their misrepresentation it left me in a position unable to meet payments but that can be taken out of the crop

Now San Diego has had blots enough upon it in past 2 years, so let's settle this amicably and quietly. If you want my lot make me an offer.

Very truly,

GERTRUDE M. RICHARDSON

409 W. 4th

Long Beach, Calif

P. S. I have kept each dum as you have sent it and they do not jibe so it rather a mixed up affair.

G. R.





March 18, 1932.

Southern Title & Trust Company,  
San Diego, California.

Trust 1869

Gentlemen:

Have you been able to cancel out the contract  
with Gertrude M. Richardson? If not what is the status of  
the matter now.

Yours very truly,

MORSE CONSTRUCTION COMPANY.

By

KEM

# SOUTHERN TITLE & TRUST COMPANY

CAPITAL AND SURPLUS OVER \$500,000

JULIUS WANGENHEIM  
PRESIDENT

GEORGE HEYNEMAN  
EXECUTIVE VICE-PRESIDENT

R. S. REED  
SECRETARY

IN REPLY REFER TO

SAN DIEGO, CALIFORNIA

940 THIRD AVE., PHONE F 3151

No. \_\_\_\_\_

October 7, 1932.

Mr. Ed Fletcher,  
1020 - 9th St.,  
San Diego, Calif.

Dear Sir:

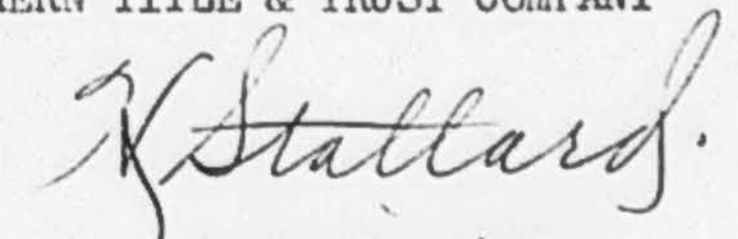
In reply to a letter written to Gertrude M. Richardson regarding the return of her contract duly assigned to us, we have received the following communication:

"Yours rec'd in regard to Avocado Land. If the owners of the property described will send me \$25.00, I will release the contract to them, thereby clearing up the title for them and they may have the rest of money I paid. Geo. Burfis, who sold the land to me, is now under arrest and I doubt if the company would care to have me bring another charge against them. I am beyond the age limit allowed in California and was fooled into this deal as your records will show. I have been on charity ever since they took my money for the land which I did not want - you can't draw blood from a turnip so if they want the land back send \$25.00 and I will assign back to them all my right, title & interest in same - Game little sport, eh?"

Will you kindly advise us what your wishes are - whether you wish to send us check to hold until contract is returned properly assigned to us for you or whether you wish to bring quiet title suit.

Sincerely yours,

SOUTHERN TITLE & TRUST COMPANY



Asst. Secretary

ohks



This woman bought the South 1/2 of Lot 9, Block J, Avocado Acres No. 5 from Coast Avocado Estates under Trust 1869. We have no record of how much she paid down or anything about her dealings with them, but we have never received any thing on the contract and told the title company to cancel. They have notified her of cancellation but will not deed the land back to us free of this contract unless she returns the contract and quitclaims to us without bringing a quiet title suit. This woman is asking \$25 to release them.

KLM

## SOUTHERN TITLE & TRUST COMPANY

JULIUS WANGENHEIM  
PRESIDENT

CAPITAL AND SURPLUS OVER \$500,000

R. S. REED  
SECRETARY

IN REPLY REFER TO

No. 1814-1869

SAN DIEGO, CALIFORNIA.

October 22, 1932.

Morse Construction Company,  
1020 - 9th St.,  
San Diego, Calif.

Gentlemen: Attention: Miss May.

In reference to the letters sent by us on October 18th to various delinquent contract holders in Trusts 1814 and 1869, as stated over the telephone, we have only had response from one - Gertrude Richardson, who demanded \$25.00 cash before assigning her contract.

We also wrote a new letter to Catherine Spence at the change of address as given us by you, but have heard nothing from her.

We are now awaiting your further instructions regarding these contracts.

Very truly yours,

*R. S. Reed*  
Assistant Secretary.

ohks

October 31, 1932

Southern Title & Trust Company,  
San Diego, California.

Gentlemen:

1814 - 1869

Answering your letters of October 7th and 22d, we suppose the cheapest and quickest way out of the Richardson contract is to pay her the \$25.00 demanded. Enclosed herewith find check for \$25.00 which you may send to her when she has returned the contract.

Kindly acknowledge receipt.

Yours very truly,

MORSE CONSTRUCTION COMPANY

By

KLM



September 14, 1933.

Southern Title & Trust Company,  
San Diego, California.

Gentlemen:

Trust Department

Relative to the contract with Mrs. Gertrude  
Richardson, we wrote her in June, 1933 and received the following  
reply:

"Yours just received addressed to Los Angeles. It was  
408 Chestnut, Long Beach where I lived when trying to  
buy property but left that address long ago - and I was  
shaken out of Long Beach by the quake of March 10 -  
Lost everything, papers and all so I am like many others,  
no home, no property no money - nothing. Wish I had the  
\$25.00 you have been holding for me. It would come in  
mighty handy.

Yours truly,  
GERTRUDE RICHARDSON  
Gen'l Del."

We then wrote her to her General Delivery, enclosing  
a quitclaim deed for her signature, but the letter came back  
unclaimed.

What is our next step?

Yours very truly,

ED FLETCHER CO.

By

KLM

*Mrs. May:  
We had better pay let me know  
what other piece of property are  
down there. Are they collecting  
any money from anybody?  
Is there any money down there  
& what is necessary to wind  
up the whole work?  
E.F.*

# SOUTHERN TITLE & TRUST COMPANY

CAPITAL AND SURPLUS OVER \$500,000

JULIUS WANGENHEIM  
PRESIDENT

GEORGE HEYNEMAN  
EXECUTIVE VICE-PRESIDENT

R. S. REED  
SECRETARY

IN REPLY REFER TO

ON THE PLAZA  
SAN DIEGO, CALIFORNIA

940 THIRD AVE., PHONE F 3151

No. 1869

September 18, 1933.

December First, 1931

Ed Fletcher Co.  
1020 - 9th Ave.  
San Diego, Calif.

Attention K. L. May.

Gentlemen:

Relative to the Gertrude Richardson contract, we had some correspondence with her from Denver, Colorado, where she went after the earthquake.

We sent her a quit-claim deed to be signed, and when this was received by us, we mailed her the check for \$25.00. We now hold the quit-claim deed in our file. As long as the contract has not been recorded, we saw no reason for recording the deed.

Very truly yours,

*J. Stallard*  
Assistant Secretart,

ohks

*Spencer - 5 1/2 - 16 - 14" 5*

*Richardson - 5 1/2 - 9 - " 8" 5*

*M. Law - 7 1/2 - 18 - 11" 3*

Southern Title & Trust Company  
San Diego  
California

Gentlemen:

Please withdraw Lot 17, Unit 3 from Trust

# 1814 and deed to Morse Construction Company.

Yours very truly

*Roy Hogan*  
*E. L. Boyer*  
*E. L. Boyer*

*→ →*  
*4125X*



November

February 10, 1932.

Southern Title & Trust Company,  
San Diego, California.

Attention Mr. Tomkins

My dear Mr. Tomkins:

Please see that enough money is kept back  
from the Boysen and Hogan payments to protect you, so that the  
Morse Construction Company will not have to pay any of  
Boysen and Hogan's obligations re Trusts 1314 and 1369.

Yours very truly,

MORSE CONSTRUCTION COMPANY

By

EF:KLM

Confidential

# SOUTHERN TITLE & TRUST COMPANY

February 10, 1932.

Southern Title & Trust Company,  
San Diego, California.

Attention Mr. Tomkins

My dear Mr. Tomkins:

Re Trusts 1814 and 1869

Will you please give me a list of the contracts that are outstanding in the above numbered trusts.

We instructed you sometime ago to cancel those which could not be brought up to date in their payments and want to know at this time how many contracts are still outstanding.

In the event we should decide to close these trusts what are the steps necessary to do so.

Yours very truly,

MORSE CONSTRUCTION COMPANY

By

KLM

In Reply Refer to No. 1814-1869

San Diego, California,  
February 10, 1932.

Ed Fletcher Company,  
1020 - 9th St.  
San Diego, California.

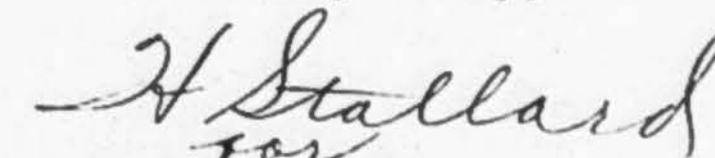
Gentlemen: Attention K. L. May.

I find your letter of January 25th upon my return with the following information regarding same:

The taxes for Bertha Therton, John J. Lee and Mc Crae have been credited on our books to agree with yours. The Mc Crae taxes were received on December 7, 1931 and forwarded with our check to you. We have also credited the Robert Taylor taxes, but do not have such an amount of \$6.54 for Catherine Spence.

Trusting this answers your letter fully, and if further information is desired, kindly advise.

Yours very truly,



F. H. Tomkins,  
Vice President & Trust Officer.

ohks



# SOUTHERN TITLE & TRUST COMPANY

In Reply Refer to No. 1814 and 1869

San Diego, California,

February 15, 1932.

Ed Fletcher Co.,  
1020 - 9th St;  
San Diego, California.

Gentlemen:

Replying to your letter of February 10th, following is a list of the contracts outstanding in the above numbered trusts, of which John J. Lee is the only one who has paid to date.

Name	Trust 1814	Prop.	Balance
Atherton, Bertha M. <i>new</i>		19	5,354.87 ✓
Evans, James W. -		17	4,267.49 ✓
Hoff, Eugene C. } <i>contracts returned</i>		N. 1/2 4, Blk C.	913.53 <i>cancel</i>
" " } <i>contracts returned</i>		S. 1/2 4, " C,	905.00
Lee, John J. <i>new</i>		Por 1, " C,	943.12 ✓ <i>new contract</i>
Mc Crea, Winifred H. <i>new</i>		Por.28	1,913.33 ✓
Mc Graw, Nettie K. -		Por.18	3,120.00 <i>cancel</i>
Taylor, Robert B. <i>new</i>		Por.26	1,000.00 ✓

## Trust 1869.

-Richardson, Gertrude M. }	Port.9,Blk J	1,378.01 <i>cancel</i>
Spence, Catherine }	Por.16,Blk H	1,470.00 -
White, Hazel }	Por.14,Blk H	1,241.76 -

In reference to the last paragraph of your letter, as to the steps necessary to close these trusts, we would advise that before we can deed lots covered by contracts, it will be necessary for a quiet title suit to be brought against each contract purchaser, otherwise we will be obliged to deed them subject to the contracts, whatever interest there may be.

Yours very truly,

*F. H. Tomkins*

For F. H. Tomkins,  
Vice President  
& Trust Officer

FHT/ohks

March 16, 1932.

Southern Title & Trust Company,  
San Diego, California.

Trust 1869

Gentlemen:

Will you please advise Mrs. Catherine Spence that unless she can pay something on account of her contract within the next fifteen days you will be obliged to cancel her out.

Yours very truly,

MORSE CONSTRUCTION COMPANY

By

KLM

March 16, 1932.

Southern Title & Trust Company,  
San Diego, California.

Trust 18 9

Gentlemen:

Will you please advise Mrs. Hazel White  
that she must pay something on account of her contract within  
fifteen days from date, or you will cancel your contract  
with her, all her rights under her contract.

Yours very truly,

MORSE CONSTRUCTION COMPANY

By

KLM

March 16, 1932.

Southern Title & Trust Company,  
San Diego, California.

Trust No. 1814

Gentlemen:

Will you please cancel the two contracts with  
Eugene C. High for Lot 4, Block C, Avocado Acres No. 2 and deed  
the lot to the Morse Construction Company.

Yours very truly,

MORSE CONSTRUCTION COMPANY

By

KLM



# SOUTHERN TITLE & TRUST COMPANY

JULIUS WANGENHEIM  
PRESIDENT

CAPITAL AND SURPLUS OVER \$500,000

R. S. REED  
SECRETARY

IN REPLY REFER TO

No. 1814

SAN DIEGO, CALIFORNIA.

April 5, 1932.

Morse Construction Co.,  
1020 - 9th St.,  
San Diego, California.

Attention of Miss May.

Gentlemen:

We enclose deed conveying to you the South 68.5 feet of Lot 1 in Block "C" of Avocado Acres No. 2, according to Map 1802, the contract of which was turned in, duly assigned.

We have not as yet heard from the others to whom we wrote regarding delinquent payments, but will get in touch with you immediately when we do.

Sincerely yours,

*H. Stallard*

Trust Department.

ohks  
enc 1.

March 16, 1932.

Southern Title & Trust Company,  
San Diego, California.

Gentlemen:

Will you please cancel the contract with Hattie R. McGaw, Lesta E. and Grace A. McGaw, covering the West one-half of Lot 13, Avocado Acres No. 2, and deed the lot to the Morse Construction Company.

Yours very truly,

MORSE CONSTRUCTION COMPANY

By

SLM

# SOUTHERN TITLE & TRUST COMPANY

JULIUS WANGENHEIM  
PRESIDENT

CAPITAL AND SURPLUS OVER \$500,000

R. S. REED  
SECRETARY

IN REPLY REFER TO

No. 1814

SAN DIEGO, CALIFORNIA.

April 13, 1932.

Morse Construction Company,  
1020 - 9th Street,  
San Diego, California.

Attention of Colonel Ed Fletcher.

Dear Colonel:

Enclosed please find our Check #7364 in the amount of \$21.46, which represents the total collections in Trust 1814.

The stub of the check shows receipt of Bertha Atherton's payments, also deductions made for deeds drawn back to Morse Construction Company on property on which the contracts were cancelled.

Sincerely yours,

SOUTHERN TITLE & TRUST COMPANY

*F. H. Tomkins*

F. H. Tomkins,  
Vice President & Trust Officer.

FHT/ohks  
enc



# SOUTHERN TITLE & TRUST COMPANY

CAPITAL AND SURPLUS OVER \$500,000

JULIUS WANGENHEIM  
PRESIDENT

GEORGE HEYEMAN  
EXECUTIVE VICE-PRESIDENT

R. S. REED  
SECRETARY

IN REPLY REFER TO

SAN DIEGO, CALIFORNIA

940 THIRD AVE., PHONE F 3151

No. 1814-1869

September 23, 1932.

Morse Construction Company,  
1020 - 9th St.,  
San Diego, California.

Attention: Miss May.

Gentlemen:

Following up the telephone conversation had with your office on Wednesday, the list of contracts now on our books in Trusts Nos. 1814 and 1869 are as follows:

#### Trust No. 1814

James W. Evans, 3709 - 6th Ave, Balance due \$4267.49; last payment, November 24, 1931 on Lot 17, Avocado Acres No. 3.

Nettie K. Mc Gaw, 2107 Dale St, Balance due \$3120.00; last payment June 17, 1931, on West  $\frac{1}{2}$  of Lot 18, Avocado Acres #3.

#### Trust No. 1869.

Gertrude R. Richardson, 408 Chestnut, Los Angeles, California; Balance due \$1378.01, last payment November 24, 1931 on the South  $\frac{1}{2}$  of "9" in Block "J", Unit #5.

Catherine Specne, 548 So. Harvard, Los Angeles; Balance, \$1470.00; last payment May 28, 1931 on principal, June 2, 1931 on interest on the South  $\frac{1}{2}$  of 16 in Block "H", Unit #5.

Hazel White, 1035 E. 55th St, Los Angeles; Balance \$1241.76; last payment June 15, 1931 on South  $\frac{1}{2}$  of 14 in Block "H" of Avocado Acres No. 5.

As you will remember, Notices of Default were mailed on each of the contracts in Trust 1869 on March 23, 1932.

-2-

Morse Construction Company.

Trusting this is the information required, we are

Very truly yours,

SOUTHERN TITLE & TRUST COMPANY

*H. Stallard*  
Asst. Secretary.

ohks



# SOUTHERN TITLE & TRUST COMPANY

JULIUS WANGENHEIM  
PRESIDENT

CAPITAL AND SURPLUS OVER \$500,000

R. S. REED  
SECRETARY

SAN DIEGO, CALIFORNIA.

November 2, 1932.

IN REPLY REFER TO

No. 1869

Morse Construction Co.,  
1020 - 9th St.,  
San Diego, Calif.

Attention of Miss K. May.

Gentlemen:

This is to advise that we today received the contract and cultural agreement executed by Catherine Spence on the South Half of Lot 16, Block "H", Avocado Acres No. 5. However, she did not execute the assignment, and as soon as it is received back, we will notify you and deed to you.

Very truly yours,

SOUTHERN TITLE & TRUST COMPANY

ohks

*R. Stattard*  
Asst. Secretary.

September 29, 1932

Southern Title & Trust Company,  
San Diego, California.

Gentlemen:

Trusts 1314  
1869

Answering your letter of September 23d, we are working with Mr. Evans to get the contract back on Lot 17, Avocado Acres No. 8, but will you please take the matter up with the other four people asking them to return the contract, as we would like to get this property released from the trust as there seems no possible chance of any of them being revived.

Yours very truly,

MORSE CONSTRUCTION COMPANY

By

KLM

*Mrs. Stattard did not get assignment on Richardson contract and is writing her today. She has an assignment on Spence.*



# SOUTHERN TITLE & TRUST COMPANY

CAPITAL AND SURPLUS OVER \$500,000

JULIUS WANGENHEIM  
PRESIDENT

GEORGE HEYNEMAN  
EXECUTIVE VICE-PRESIDENT

R. S. REED  
SECRETARY

IN REPLY REFER TO

SAN DIEGO, CALIFORNIA

940 THIRD AVE., PHONE F 3151

No. 1814-1869

December 14, 1932.

December 28, 1932.

Southern Title & Trust Company,  
940 Third Avenue,  
San Diego, California.

Attention Mr. Ed Sears.

Friend Sears:

Enclosed find copy of my letter of  
November 1st to Flint & Mackay, their letter of  
December 16th and my reply.

The properties involved are as follows:

Lot 25, Block 2, Crouch's Addition, City of  
La Mesa, Map 1821, filed February 14, 1925.

Lots 6 and 7, Block 52, University Heights,  
Amended Map by d'Hemecourt, Book 8, Page 36 et seq.  
of Lis Pendens.

Lot 5, Bonnie Brae, Map 1244, filed April 5, 1910.  
North 28 feet Villa Lot 185, Normal Heights, City  
of San Diego, Map 985, filed May 9, 1906.

If you want to start in on it on your own  
responsibility, go to it.

I would like to see this letter asked for  
before you write it to see if I can clear up any other  
difficulties.

Yours very truly,

EF/RC

Morse Construction Co.,  
1020 - 9th St.  
San Diego, Calif.

Attention of K. May.

Gentlemen:

According to our records, we still hold the follow-  
ing property in the above trusts:

*Bayview -* N. 1/2 of Lot 17, sold to James Evans,  
*Outdell -* S. 1/2 of Lot 17, " " " "  
W. 1/2 of Lot 18, " " Nettie Mc Gaw, et ux. →  
S. 1/2 of Lot 16, Catherine Spence - who assigned  
her contract back to us.  
*Bayview -* S. 1/2 of Lot 14, Hazel White.  
*Outdell -* S. 1/2 of Lot 9, Gertrude Richardson.

On October 5th we wrote each of these parties asking  
that they assign their contracts back to us and we would  
cancel them without further obligation to them. The only  
response we have had is on the Catherine Spence agreement.

We will write the cancellation letters as soon as we  
receive written instructions from you, and after the allotted  
time has elapsed, you can bring quiet title suit on each of  
the above.

Trusting this gives you the necessary information, we  
are

Very truly yours,

SOUTHERN TITLE & TRUST COMPANY

*H. Stallard*  
Asst. Secretary.

ohks



December Thirtieth  
1 9 5 2

Southern Title & Trust Company  
San Diego, California

Attention Mr. Ed Sears

My dear "d":

Enclosed herewith find letter from Flint & McKay regarding  
my letter of December 23th and confirming their agreement to pay.

Yours very truly,

EF:SKK

November 9, 1932

Mr. Ed Sears,  
Southern Title & Trust Company,  
San Diego, California.

My dear Sears:

The deeds have been executed and we are anxious to  
pay the taxes on the following described property:

All that portion of the SW 1/4 of the NW 1/4 of Section 23, Twp. 14  
South, R 2 W, SBM in the County of San Diego, State of California,  
described as follows:

Beginning at a pt on the W. line of sd Sec. 23, distant thereon  
N.  $0^{\circ} 27' 30''$  West, 401.5 feet from the S.W. corner of sd S.W. 1/4  
of the N.W. 1/4 of sd Sec.; th. S.  $89^{\circ} 57' 10''$  E. along a line parallel  
with the S. line of sd S.W. 1/4 of the N.W. 1/4 of sd Section, 552 ft, more  
or less, to a pt on the Wly line of Mission Road 1-A, as shown on Sheet  
14 of Map of said Mission Road 1-A, San Diego County Highway Commission,  
Records of the County Surveyor of said San Diego County, sd Wly line of  
said road being distant 20 feet N.W.ly, measured radially, from the center  
line of the pavement of said road; thence N.Ely along sd Wly line of said  
road to its intersection with the N. line of sd S.W. 1/4 of the N.W. 1/4  
of said Section 23; th. N.  $89^{\circ} 17'$  W. along sd N. line to sd W. line of  
said Section; th. S.  $0^{\circ} 27' 30''$  E. along said W. line of said Section,  
912.25 feet to the point of beginning.

Please let me know what the delinquency in taxes will  
be on this one piece, and oblige

Yours sincerely,

EF:KLM



# SOUTHERN TITLE & TRUST COMPANY

940 Third Avenue

"On The Plaza"

Telephone Franklin 3151

San Diego, California

COL. ED. FLETCHER  
1020-9TH. ST.

Date 1-20-1933

Our Order No. 98202-3-4-6-

Your No. 7

Owner

Description Pop. Sec. 23, T-14s-R.2.W.

Policy of Title Insurance	CHARGES AND ADVANCES ON ORDERS 98202-98203-98204-98206 AND 98207	378.56
Advances	RECEIVED FROM BANK OF AMERICA	300.00
	BALANCE DUE-----	78.56

ADDITIONAL BILL

Terms Net Cash

SOUTHERN TITLE & TRUST COMPANY

SAN DIEGO, CALIFORNIA

January 5, 1933

Orders Nos. 98202, 3, 4, 6 7

Col. Ed Fletcher  
1020 Ninth Street  
San Diego, California

Dear Colonel:

As per your instructions and the instructions of Mr. Sink of the Trust Department of the Bank of America, Los Angeles, we filed all papers and paid the taxes on the property covered by the above numbered orders. Our charges and advancements amount to \$378.56. We have received from the Bank of America \$300.00 on this bill, as per agreement between yourself and Mr. Sink. We are now billing you for the remainder of the charges, \$78.56.

We thank you for your cooperation in getting these orders closed, and for directing to us the orders of the Pacific Cottonseed Products Corporation. We have confirmation from Mr. Flint and Mr. McKay.

Trusting you will not hesitate to call on us whenever we can be of service, and wishing you a prosperous year for 1933, we remain

Very truly yours,

ED A. SEARS  
Vice President &  
Title Officer

EAS:cv

original to Dr. Hansen

## Southern Title & Trust Company

940 THIRD AVENUE  
SAN DIEGO, CALIFORNIA

THIS IS A STATEMENT OF  
YOUR ACCOUNT AS OF

IN ACCOUNT WITH

Ed. Fletcher Company

1020 Ninth Street

San Diego, Calif.

*Trust P.A. 421*

*Hansen*

DATE	ORDER NO.	YOUR REFERENCE	CHARGES	CREDITS	BALANCE
11-14-32	98202		94.18		
"	98203		116.13		
"	98204		38.44		
"	98206		55.82		
"	98207		73.99		378.56
1-4-33	Received from Bank of America, Los Angeles to apply on above account			300.00	78.56

IF THIS STATEMENT IS PAID BY CHECK NO RECEIPT WILL BE MAILED YOU UNLESS REQUESTED  
THIS STATEMENT IS SIMPLY A REMINDER AND IT MAY CROSS YOUR REMITTANCE IN THE MAIL. IF SUCH BE THE CASE  
KINDLY DESTROY THIS NOTICE. OTHERWISE YOUR ATTENTION TO THE MATTER IS RESPECTFULLY REQUESTED



January 25, 1933.

Southern Title & Trust Company,  
San Diego, California.

Gentlemen:

Order No. 99770

Pursuant to your request we enclose herewith ~~Quitclaim~~  
Deed Grossmont Park Company to Pacific Cottonseed Products Corporation,  
a corporation conveying Lot 25, Block 2 of Crouch's Addition;

also ~~Quitclaim~~ deed Morse Construction Company to Pacific Cottonseed  
Products Corporation, a corporation, conveying Lots 6 and 7, Block 52  
of University Heights, also Lot 5 of Bonnie Brae and North 28 feet of  
Villa Lot 185 of Normal Heights.

You may deliver these deeds whenever you can return to  
me a Bill of Sale to Grossmont Park Company to the mountain lodge  
situated on portion of Lot "E" Cuyamaca Rancho, together with  
furniture and furnishings, also the Lease between the Grossmont  
Park Company and Pacific Cottonseed Products Corporation, to whom  
it was assigned by the San Diego Oil Products Company, re-assigned  
to the Grossmont Park Company.

The exchange of these instruments to be completed within  
ten days from date.

Yours very truly,

GROSSMONT PARK COMPANY

By *E. Fletcher*

KLM

RECEIVED THIS 25th DAY OF JANUARY, 1933  
SOUTHERN TITLE & TRUST COMPANY

By

*Ed A. Sears*  
1-25-33

January 27, 1933.

Southern Title & Trust Company,  
San Diego, California.

Attention Mr. Sears

Gentlemen:

Order 99770

Enclosed find copy of letter from Mr. Rutton  
of Flint & Mackey, also Bill of Sale and Cancellation of Lease  
and Release and Discharge executed by the proper parties  
which please deliver to the Pacific Cottonseed Products  
Corporation, or its order on receipt of the Bill of Sale of  
the mountain lodge and furnishings and equipment as set forth  
in the Court Order, situated on portion of Lot "E" of Rancho  
Cuyamaca, also when you have received back the lease between  
the Grossmont Park Company and San Diego Oil Products Corporation.  
*All within 10 days from date.*  
Yours very truly,

GROSSMONT PARK COMPANY

By

EF:  
KLM

1-27-33  
*Ed A. Sears*



# SOUTHERN TITLE & TRUST COMPANY

CAPITAL AND SURPLUS OVER \$500,000

JULIUS WANGENHEIM  
PRESIDENT

GEORGE HEYNEMAN  
EXECUTIVE VICE-PRESIDENT

R. S. REED  
SECRETARY

IN REPLY REFER TO

SAN DIEGO, CALIFORNIA

940 THIRD AVE., PHONE F 3151

No. 99770-EAS

February 3, 1933

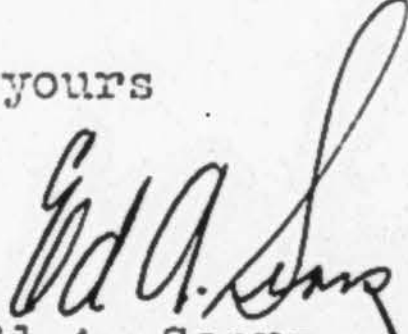
Ed Fletcher Company  
1020 Ninth Street  
San Diego, Calif.

Dear Colonel:

Enclosed please find Bill of Sale covering all the furniture and fixtures located in the Cuyamaca Lodge, together with the old lease.

We have filed all papers and forwarded to Flint & MacKay the policies, together with the cancellation of lease and bill of sale covering the furniture located on said properties.

Very truly yours

  
Ed A. Sears  
Vice President  
& Title Officer.

EAS:cv

May 3, 1933.

Southern Title & Trust Company,  
San Diego, California.

Trust 1814  
1869

Gentlemen:

Attention Mrs. Stallard

Answering your letter of December 14th, 1932 will you kindly give us a quitclaim deed to the following property:

Lot 17, Avocado Acres No. 3 (Evans)

West 1/2 Lot 18, Avocado Acres No. 3 (McGaw)

South 1/2 Lot 16, A. A. 5 (Spence) Block H

South 1/4 Lot 14, A. A. 5 (White) Block H

S. 1/2 Lot 9, (Richardson) Block J A. A. #5

Everyone of them have been abandoned, and we guarantee you against any loss of any kind or description in relation thereto.

Yours very truly,

MORSE CONSTRUCTION COMPANY

By

EF:KLM



May 27, 1932.

Southern Title & Trust Company,  
San Diego, California.

Trust No. 1314

Gentlemen:

Enclosed find Agreement between your company  
and Hattie E. McGaw, Leota E. McGaw and Grace A. McGaw  
covering the West Half of Lot 18, Avocado Acres No. 3, properly  
assigned to your company, which will enable you to deed the  
property back to us.

Yours truly,

ED FLETCHER CO.  
(Formerly Morse Construction Company)

By

KRM

*Rec'd  
So Little & Co  
by J. Stallard 6/8/32*

[1932]

Gertrude M. Richardson

a widow

Ten and no/100 -----  
-----

SOUTHERN TITLE & TRUST COMPANY

a corporation

San Diego

The Southerly one-half of Lot Nine (9), Block J of Avocado Acres No. 5,  
according to Map thereof No. 2120, filed in the office of the Recorder of  
San Diego County, California.

SUCCESSORS  
XXXX

its

July

3



September Twelfth  
1 9 5 5

Southern Title & Trust Company  
San Diego  
California

Attention Mr. Ed Sears

My dear Ed:

Referring to trust No. BA 421 of the Bank of America as per letter of August 23th to the Southern Title and Trust Company, will you please prepare the necessary policy of title insurance as mentioned in said letter, the cost of same to be approximately \$55.00.

We will have each individual pay the delinquent taxes but you get out the policy of insurance, please.

Yours very truly,

EF:ASK

October 2, 1935.

Southern Title & Trust Company,  
San Diego, California.

Trust Department No. 1814 and 1869

Gentlemen:

Will you please deed to us the following properties, on which you have received back either the original contracts or quitclaim deed:

South 1/2 Lot 16, Block "H", A. A. #5  
(sold to Mrs. Catherine Spence)

South 1/2 Lot 9, Block "J", A. A. #5  
(sold to Gertrude Richardson)

West 1/2 Lot 15, Avocado Acres No. 5  
(sold to Nettie McGar, et ux)

Yours very truly,

ED FLETCHER CO.

By

KLM



# SOUTHERN TITLE & TRUST COMPANY

CAPITAL AND SURPLUS OVER \$500,000

JULIUS WANGENHEIM  
PRESIDENT

GEORGE HEYNEMAN  
EXECUTIVE VICE-PRESIDENT

R. S. REED  
SECRETARY

IN REPLY REFER TO

ON THE PLAZA  
SAN DIEGO, CALIFORNIA

940 THIRD AVE., PHONE F 3151

No. 101313-4-5-EAS

October 20, 1933

*Overman*

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

My dear Colonel:

As per your request will state that these orders were entered with us by you on August 30, 1933. On September 12th we made a report to the Bank of America National Trust & Savings Association in Los Angeles, for the attention of Mr. M. A. Aggeler, Subdivision Trusts, under their Trust No. BA-421.

On September 14th we received a letter from Mr. Aggeler requesting that we make our report in full detail and also give the amount to pay the delinquent taxes covering each piece of the property.

The delinquent taxes covered this and other property and we could not get a cut-out. On September 19th we wrote Mr. C. R. Hammond, County Auditor, stating that we had these orders on hand and were prepared to file deeds covering the property described under each order number and requesting that he make a cut-out and advise us the amount to redeem only the property under each order. The Auditor must apply to the County Assessor for permission to make this segregation. We have called on the Assessor and the Auditor repeatedly since that date requesting that they deliver same to us. They have delivered one estimate but two remain to be delivered. We understand that we will probably have those in our hands within the next few days, at which time we will give a full detailed report to the Trust Department of the Bank of America, setting forth the amount of the delinquent taxes to be paid under each order.

We assure you this delay is not caused by this Company, the Bank of America or yourself. The blame rests entirely with the Assessor of the County of San Diego.

101313-4-5-EAS  
10-20-33  
2.

Hoping this will explain the matter satisfactorily to you, and that you will not hesitate to call on us whenever we can be of service, we remain,

Very truly yours

*Ed A. Sears*  
Ed A. Sears  
Vice President  
& Title Officer.

EAS:cv



# SOUTHERN TITLE & TRUST COMPANY

CAPITAL AND SURPLUS OVER \$500,000

JULIUS WANGENHEIM  
PRESIDENT

GEORGE HEYNEMAN  
EXECUTIVE VICE-PRESIDENT

R. S. REED  
SECRETARY

IN REPLY REFER TO

No. 1814-1869

ON THE PLAZA  
SAN DIEGO, CALIFORNIA

940 THIRD AVE., PHONE F 3151

October 26, 1933.

Miss Katherine May,  
Morse Construction Co.  
1020 - 9th St.  
San Diego, California.

Dear Miss May:

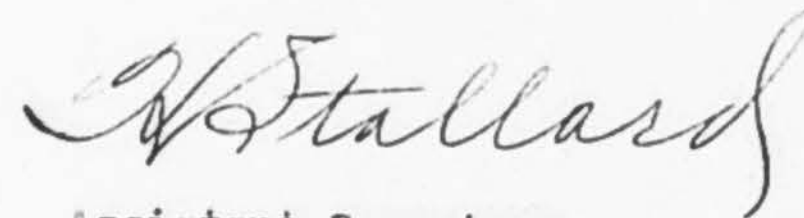
Referring to your letter of October 2nd regarding your Trusts 1814 and 1869, we are looking forward to receiving from you the various matters called for in our letter of October 7th.

I recall that you phoned me regarding the procuring of assignments of contracts and I can assure you that the charge made was exceptionally reasonable.

As a matter of fact, we charged the same as we would have charged if we had done no work at all, but as a matter of fact, we had a great deal of checking, rechecking, correspondence and legal work involved and the charges as above stated appear beyond question.

Enclosed is duplicate statement and we ask that you send us your check together with new instructions signed by the officers of the Morse Construction Company.

Sincerely yours,



Assistant Secretary.

GH:hs  
enc.

# SOUTHERN TITLE & TRUST COMPANY

CAPITAL AND SURPLUS OVER \$500,000

JULIUS WANGENHEIM  
PRESIDENT

GEORGE HEYNEMAN  
EXECUTIVE VICE-PRESIDENT

R. S. REED  
SECRETARY

IN REPLY REFER TO

No. 1814-1869

ON THE PLAZA  
SAN DIEGO, CALIFORNIA

940 THIRD AVE., PHONE F 3151

November 29, 1933.

Colonel Ed Fletcher,  
1020 - 9th St.  
San Diego, Calif.

Dear Colonel:

I just returned from the North to find your letter of November 20th and want to say that we would like very much to help you.

However, Messrs Boysen and Hogan transferred their beneficial interest in these trusts to you and the charges under discussion have accrued since then. Hence, it appears that we have no right to ask Mr. Boysen to pay the costs incurred after he ceased to have any interest in the trust.

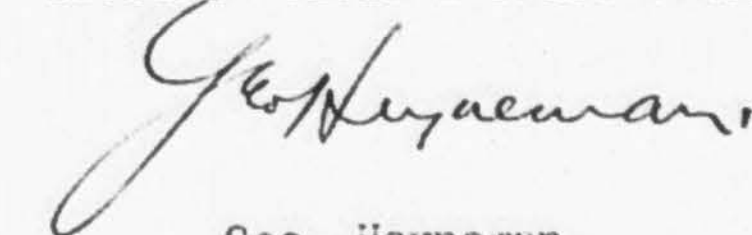
In your letter you mention that we are charging you \$200 or \$300 per year for handling dead trusts....I hope you understand we are charging you only \$25.00 annual fee for each trust and not \$200 or \$300. The annual fee on one of these trusts was originally \$150.00 per year, which we reduced to \$25.00 as a courtesy to you.

As to consolidating the two trusts, please authorize us to do so over the signature of the Morse Construction Company. Also before we can close or consolidate the trusts, the charges will have to be paid so we can close our accounts.

For your convenience we have prepared a letter for signature by officers of the Morse Construction Company and if there is anything further we can do to help you, please let us know.

Sincerely yours,

SOUTHERN TITLE & TRUST COMPANY



Geo. Heyneman,  
Exec. Vice-President.

GH:hs



San Diego, California,  
November 29, 1935.

Southern Title & Trust Company,  
940 Third Avenue,  
San Diego, California.

In re Trusts No. 1814 and 1869.

Gentlemen:

This will be your authority to cancel your  
Trust No. 1869 and to transfer the property now remain-  
ing in said Trust, namely:

The South Half of Lot 14 in Block H,  
" " " " " 16 " " H,  
" " " " " 9 " " J,

to your Trust No. 1814 to be held for the order of Morse  
Construction Company.

In accordance with your letter, we enclose our  
check for \$107.50 covering all your charges to date in con-  
nection with these trusts.

Very truly yours,

MORSE CONSTRUCTION COMPANY

EF:

By                   President

By                   Secretary.

December 29, 1935.

Mr. George Heyneman,  
Southern Title & Trust Company,  
San Diego, California.

My dear Mr. Heyneman:

Trusts 1814-1869

Your letter of November 28th read on my return  
from a two weeks' absence in Mexico City where I went on  
business with my plane fare and expenses paid.

So far as I know, Hogan transferred his beneficial  
in these trusts to Boysen, but we have no record of Boysen  
ever having transferred his interest to me. Will you  
please furnish me with the date of such transfer and how  
it was made so I can take the matter up again with Boysen.

Yours sincerely,

KLM



# SOUTHERN TITLE & TRUST COMPANY

CAPITAL AND SURPLUS OVER \$500,000

JULIUS WANGENHEIM  
PRESIDENT

GEORGE HEYNEMAN  
EXECUTIVE VICE-PRESIDENT

R. S. REED  
SECRETARY

IN REPLY REFER TO

SOUTHERN TITLE BUILDING  
ON THE PLAZA  
SAN DIEGO, CALIFORNIA

940 THIRD AVE., PHONE F 3151

No. \_\_\_\_\_

December 27, 1933.

Colonel Ed Fletcher,  
1020 - 9th Ave.  
San Diego, California.

Dear Colonel:

Answering yours of December 20th regarding Trusts 1814 and 1869, what happened was that on March 9th, 1931 both Hogan and Boysen signed a letter with Morse Construction Company to us saying that "by mutual consent the above numbered trusts are hereby cancelled."

We were also advised on June 10th by Boysen and Hogan and Morse Construction Company to deed back to Morse Construction Company all unsold lots in Trust 1869 excepting the property which was sold under contract.

These two letters seem to make absolutely clear the point made in our last letter that neither Boysen nor Hogan can properly be asked by us for fees, which have accrued since they gave up their interests in these trusts.

Sincerely yours,

  
Assistant Secretary.

ohks

P.S.: Mr. Heyneman asked that I send you his kindest regards and best wishes for the New Year.

*Handwritten notes:*  
1-10-34  
1-10-34  
1-10-34  
These may  
are these separate trusts  
& are not subject to the contract  
why was it not cancelled with?  
67.

ohks

August 3, 1934.

Mr. Ed Sears,  
Southern Title & Trust Company  
San Diego, California.

My dear Ed:

Confirming our telephone conversation, enclosed find check for \$186.00, which pays in full the balance due on the Poway orders to date - ie 93202 -3-4-6-7, as per enclosed statement, and Orders 101313 and 101314 now being completed.

Kindly send receipt.

Yours very truly,

ED FLETCHER CO.

KLM



CM

# SOUTHERN TITLE & TRUST COMPANY

940 Third Avenue

"On The Plaza"

Telephone Franklin 3151

San Diego California

Ed Fletcher  
1020-9th Ave.

Date 8-6-1934

Our Order No. 101313

Description: Portion Sec. 23, T 14 S, R 2 West

Your No.

Owner Kemsley

Policy of Title Insurance (\$1500.00) \$22.50

Recording Deed 2.20  
Recording Trust Deed 3.00  
Revenue 1.50

                     \$29.20 PAID

COMPLETED

Terms Net Cash

CM

# SOUTHERN TITLE & TRUST COMPANY

940 Third Avenue

"On The Plaza"

Telephone Franklin 3151

San Diego California

Ed Fletcher

Date 8-6-1934

Our Order No. 101314

Description: Portion of Sections 14 and 23,  
Township 14 South, R 2 West

Your No.

Owner Killion

Policy of Title Insurance (\$1500.00) \$22.50

Recording Deed 3.90  
Recording Trust Deed 4.40  
Revenue 1.50

                     \$32.30 PAID

COMPLETED

Terms Net Cash

# SOUTHERN TITLE & TRUST COMPANY

CAPITAL AND SURPLUS OVER \$500,000

JULIUS WANGENHEIM  
PRESIDENT

GEORGE HEYNEMAN  
EXECUTIVE VICE-PRESIDENT

M. M. GLEASON  
VICE-PRESIDENT

R. S. REED  
SECRETARY

IN REPLY REFER TO

No. 101313-101314

SOUTHERN TITLE BUILDING  
ON THE PLAZA  
SAN DIEGO, CALIFORNIA

940 THIRD AVE., PHONE F 3151  
August 7, 1934.

COPY

Bank of America,  
Main office,  
Los Angeles, California.

Gentlemen: Attention C. F. Felt,  
Trust BA-421

On completion of the above  
numbered order, we are pleased to enclose the  
following documents:

- 1). Our policy of title insurance covering  
a portion of section 23, Township 14  
South, Range 2 West, S. B. M. (No. 101313)
- 2). Our policy of title insurance covering  
portions of Sections 14 and 23, in Town-  
ship 14 South, Range 2 West, S. B. M.  
(No. 101314)

Kindly receipt by signing and  
returning to us the enclosed carbon copy of  
this letter.

We appreciate the opportunity  
to serve you, and hope that you will call on  
us whenever we can accommodate you in any way.

Yours very truly,

SOUTHERN TITLE & TRUST COMPANY.

COPY -

Received invoices for \$29.20 and \$32.30 inclosed.



August 10, 1934.

Mr. Ed Sears  
Southern Title & Trust Company  
San Diego, California.

My dear Ed:

Enclosed find legal descriptions of Poway Ranch in 40 acre tracts, which we wish to have the Bank of America convey and close out that trust in Los Angeles. Before doing this we must have the property that has been sold from these different parcels excepted, and must have a letter from you approving the description. Can the exceptions not be put in by referring to name of Grantor, date, book and page number of recording.

Will you please get quick action on this matter, so we can get this bloody trust cleaned up. We are all taking quitclaim deeds now as nobody has money to put into certificates of title, and the Bank of America has agreed to execute the quitclaim deeds to both parties, if you will approve the deeds.

Please make the exceptions to the properties herewith enclosed so Miss May can write up the deeds and get your final o. k. on them. All I want is a check up on the thing by some responsible man and keep the expense down. Give me a ring what it is going to cost as Lord knows I have no money to spend now.

With kindest regards, I am

Sincerely yours,

EF:KIM

SOUTHERN TITLE & TRUST COMPANY

San Diego, California

August 15, 1934

Col. Ed Fletcher  
1020 Ninth Street  
San Diego, California

My dear Colonel:

Your letter of August 10th came in while I was on my vacation.

I have just taken the matter up, checked the Lot Books and find the number of conveyances too numerous to enumerate; it would make your document so lengthy and would require quite some time to be checked and re-checked.

However I have devised a plan that will fully protect both the grantor and the grantee, in other words, will be fool proof as to errors that might arise in long descriptions.

Have a quitclaim deed drawn by the Bank of America National Trust & Savings Association to whomever you wish to make the grantee, with the following description:

All that real property situated in the County of San Diego, State of California, bounded and described as follows: The South Half of the Southwest Quarter of Section 14. The Southeast Quarter of the Northeast Quarter of Section 22. The East Half of the Northwest Quarter, the Southwest Quarter of the Northwest Quarter, the West Half of the Northeast Quarter, and the Northeast Quarter of the Northeast Quarter of Section 25; also the South Half of said Section 25; The Northwest Quarter, the East Half of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter of Section 24; all in Township 14 South, Range 2 West, S.B.M., EXCEPTING those portions of the foregoing described property heretofore conveyed by the grantor herein, as shown by the records in the office of the County Recorder of San Diego County.

Hoping this will assist you, and assuring you we are always ready to cooperate, we remain

Sincerely yours,

ED ASEARS  
Vice President & Title Officer

EAS:cv



August 10, 1934.

Mr. Ed Sears,  
Southern Title & Trust Company,  
San Diego, California.

My dear Ed:

Enclosed find legal descriptions of Poway Ranch  
property, in quarter section tracts, which we wish to convey to

you. The descriptions are taken from the original  
plat maps and are intended to be as accurate as possible.

The descriptions are in the form of a list and  
are intended to be used as a guide in preparing  
the deed. They are not intended to be a substitute  
for a survey.

Very truly yours,  
Ed Sears,  
Southern Title & Trust Company,  
San Diego, California.

Ed Sears

Southern Title & Trust Company  
San Diego, California

Very truly yours,

SOUTHERN TITLE & TRUST COMPANY

San Diego, California

August 15, 1934

Ed Sears  
1030 Ninth Street  
San Diego, California

My dear Ed:

Your letter of August 10th came in while I was on  
my vacation.

I have just taken the matter up, checked the lot books  
and find the number of conveyances too numerous to enumerate; if  
you will make your document as lengthy and wordy as possible  
some time to be checked and re-checked.

However I have devised a plan that will fully protect  
both the grantor and the grantee, in other words, will be fool  
proof as to errors that might arise in long descriptions.

Have a mutualism drawn by the Bank of America  
National Trust & Savings Association to whomsoever you wish to make  
the grantee, with the following description:

All that real property situated in the County of San Diego,  
State of California, bounded and described as follows: The South  
Half of the Southwest Quarter of Section 14. The Southeast Quarter  
of the Northeast Quarter of Section 22. The East Half of the Northwest  
Quarter, the Southwest Quarter of the Northwest Quarter, the West  
Half of the Northeast Quarter, and the Northeast Quarter of the  
Northeast Quarter of Section 23; also the South Half of said Section  
23; The Northwest Quarter, the East Half of the Northeast Quarter and  
the Northwest Quarter of the Northeast Quarter of Section 24; all in  
Township 14 South, Range 2 West, S.B.M., EXCEPTING those portions of  
the foregoing described property heretofore conveyed by the grantor  
as shown by the records in the office of the County Recorder  
of San Diego County.

Hoping this will assist you, and assuring you we are  
always ready to cooperate, we remain

Sincerely yours,

ED SEARS  
Vice President & Title Officer

EdS:cw



# Southern Title & Trust Company

940 THIRD AVENUE  
SAN DIEGO, CALIFORNIA

THIS IS A STATEMENT OF  
YOUR ACCOUNT AS OF October 29, 1935.

IN ACCOUNT WITH

Ed Fletcher,  
1020 - 9th Ave.  
San Diego, Calif.

DATE	ORDER NO.	YOUR REFERENCE	CHARGES	CREDITS	BALANCE
4-10-35	2	annual fee Trust 1418 1-18630			7.50
PLEASE REMIT					
<i>Calif. Building Co.</i>					

IF THIS STATEMENT IS PAID BY CHECK NO RECEIPT WILL BE MAILED YOU UNLESS REQUESTED  
THIS STATEMENT IS SIMPLY A REMINDER AND IT MAY CROSS YOUR REMITTANCE IN THE MAILS. IF SUCH BE THE CASE  
KINDLY DESTROY THIS NOTICE. OTHERWISE YOUR ATTENTION TO THE MATTER IS RESPECTFULLY REQUESTED

FORM 150 8-22-34

# Southern Title & Trust Company

940 THIRD AVENUE  
SAN DIEGO, CALIFORNIA

TRUST DEPT.

THIS IS A STATEMENT OF  
YOUR ACCOUNT AS OF

NOV 14 1935

IN ACCOUNT WITH

Grossmont Park Co.  
1020 9th Street  
San Diego, California

DATE	ORDER NO.	YOUR REFERENCE	CHARGES	CREDITS	BALANCE
2/27/35	105587	Nelson Jr.	37.30		
3/19/35	105683	Grosmt Pk.	7.50		
3/26/35	105586	Dannesber	35.60		
5/6/35	106538		7.50		
6/28/35	106849	Hunnaker	36.90		124.80

IF THIS STATEMENT IS PAID BY CHECK NO RECEIPT WILL BE MAILED YOU UNLESS REQUESTED  
THIS STATEMENT IS SIMPLY A REMINDER AND IT MAY CROSS YOUR REMITTANCE IN THE MAILS. IF SUCH BE THE CASE  
KINDLY DESTROY THIS NOTICE. OTHERWISE YOUR ATTENTION TO THE MATTER IS RESPECTFULLY REQUESTED

FORM 150 8-22-34



# SOUTHERN TITLE & TRUST COMPANY

CAPITAL AND SURPLUS OVER \$500,000.

PHONE: F-3151

940 THIRD AVENUE

SAN DIEGO, CALIFORNIA

November 18, 1935.

JULIUS WANGENHEIM  
CHAIRMAN OF THE BOARD

GEORGE HEYNEMAN  
PRESIDENT

R. S. REED  
SECRETARY

IN REPLY REFER TO  
NO. 1814-1869

Mr. Ed Fletcher,  
1020 - 9th Ave.  
San Diego, Calif.

Dear Colonel:

Mr. Wangenheim has turned over to me your letter regarding our Trusts 1814 and 1869, standing in the name of Morse Construction Company. The total charges due to date on these two trusts are \$482.50.

We will gladly cooperate as suggested in your letter and propose to cut the balance due on trust fees in half, and will close out the two trusts accepting a 5% trust deed as security. If this meets with your approval, we will have the necessary documents drawn for your signature.

With kindest regards,

Sincerely yours,

GH:ohk  
enc

*George Heyneman*  
George Heyneman,  
President.

P.S: There are some title bills long over due from Grossmont Park and Ed Fletcher Company as per statement attached. The Insurance Department will not permit us to carry as an asset any account over ninety days past due. Won't you please take care of these items now?

G. H.

*Keep  
filed.*



## Southern Title & Trust Company

940 THIRD AVENUE  
SAN DIEGO, CALIFORNIA

TRUST DEPARTMENT

THIS IS A STATEMENT OF  
YOUR ACCOUNT AS OF

Nov. 20, 1935.

IN ACCOUNT WITH Grossmount Park Co.

DATE	ORDER NO.	YOUR REFERENCE	CHARGES	CREDITS	BALANCE
11-14-35	<u>Trust 1814</u>				
		Annual fee 6-30-32/36	100.00		
		Deed and 11 assignments	32.50		
		Closing fee	<u>200.00</u>		332.50
	<u>Trust 1869</u>				
		Annual fee 9-30-32/36	100.00		
		Closing fee	<u>50.00</u>		150.00
				Total	482.50

*total 5747.38*

IF THIS STATEMENT IS PAID BY CHECK NO RECEIPT WILL BE MAILED YOU UNLESS REQUESTED  
THIS STATEMENT IS SIMPLY A REMINDER AND IT MAY CROSS YOUR REMITTANCE IN THE MAILS. IF SUCH BE THE CASE  
KINDLY DESTROY THIS NOTICE. OTHERWISE YOUR ATTENTION TO THE MATTER IS RESPECTFULLY REQUESTED

FORM 150 8-22-35M



# SOUTHERN TITLE & TRUST COMPANY

JULIUS WANGERHEIM  
CHAIRMAN OF THE BOARD  
GEORGE HEYNEMAN  
PRESIDENT  
R. S. REED  
SECRETARY

CAPITAL AND SURPLUS OVER \$500,000.

PHONE: F-3151

940 THIRD AVENUE

SAN DIEGO, CALIFORNIA

IN REPLY REFER TO

NO.

November 27, 1935.

*Mary*

Mr. Ed Fletcher,  
1020 - 9th St.  
San Diego, Calif.

Dear Colonel:

This is to acknowledge yours of November 22nd, regarding Trusts 1814 and 1869.

Attached is copy of memorandum to me covering most of the questions you asked in your letter; this and the correspondence we had in 1933 will, I think, explain the matter fully and to your satisfaction.

I certainly am disappointed that you should think it necessary to ask, as you did in your letter, that we not "Take advantage of you" -- I don't know what more anyone could do by way of cooperation than we have.

To show you that we want to be more than fair, I propose to charge only \$25.00 per annum for the two trusts from 1933 to date and we will eliminate the closing fee entirely, so the total amount due will be \$157.50 instead of \$482.00. If you don't think that is playing ball, I don't know what is.

If you will send us your check with written instructions of the "Morse Construction Company," we will either consolidate the properties in one trust, or deed to you, whichever you wish, but I want to say again that you certainly should feel we have played ball with you 100% on this proposition.

Kindest regards,

Sincerely yours,

SOUTHERN TITLE & TRUST COMPANY

*George Heyneman*

George Heyneman,  
President.

Gh:ohk  
enc



November 27, 1935.

MEMO to Mr. Heyneman:

In re Trusts 1814 and 1869 and  
Colonel Fletcher's letters.

(1) Correspondence of 1933 explains:

(a) We are NOT "holding the property on a technicality" but agreed to deed same on written instructions of Morse Construction Company on payment of \$107.50. We have never received either the instructions or the money.

(b) Grossmont Park Company is not charged with these trusts as Colonel Fletcher seemed to think. They stand in the name of Morse Construction Company.

(c) Colonel Fletcher asks why charges are not paid by California Outing or Townsend. They have nothing to do with these trusts - the Colonel is thinking of Trust 1418, in which he agreed to pay one-half the annual fee if we would continue to hold title to the property as further protection to contracts assigned to him.

(2) The fees are not based on the value of the property remaining in the trust now, but on the average amount or property held during the life of the trust, plus the work and responsibility entailed. The fees are clearly stated in the trust indentures.

(3) \$25.00 per year is the minimum fee on any simple holding trust.

ohk

December 19, 1935.

Mr. George Heyneman,  
Southern Title & Trust Company,  
San Diego, California.

My dear George:

Answering your letter of November 27th and confirming our telephone agreement yesterday, whereby you made a reduction of \$50.00 in your bill of \$157.50 in full of account, I am enclosing a check for \$107.50 in full of account, the condition being that you deed to the Ed Fletcher Co. the property now being held in trusts, you in return being held harmless in any respect in relation thereto.

Please make out the deed and record it and I will send you a check for the recording fee, or send it to me and we will record it.

I thank you, my good friend, and Mr. Wangerheim for your many courtesies and it will be a pleasure to cooperate with you in every way possible.

Wishing you both the Compliments of the Season,

I am

Sincerely your friend,

ED FLETCHER CO.

By

KLM





# SOUTHERN TITLE & TRUST COMPANY

CAPITAL AND SURPLUS OVER \$500,000.

PHONE: F-3151

940 THIRD AVENUE

SAN DIEGO, CALIFORNIA

December 1, 1942

JULIUS WANGENHEIM

CHAIRMAN OF THE BOARD

GEORGE HEYNEMAN

PRESIDENT

R. S. REED

SECRETARY

IN REPLY REFER TO  
NUMBER BELOW—

Col. Ed Fletcher  
1020 Ninth Ave.  
San Diego, Calif.

Dear Colonel:

As per your letter of November 27th, I am enclosing herewith the exact copy of the recital in that certain deed from Ed Fletcher and Mary C. B. Fletcher to William G. Henshaw, dated October 5, 1922 and recorded October 11, 1922 in Book 889, page 389 of Deeds.

After the description of the property described in said deed the following recital appears:

Ed Fletcher is the owner of an undivided interest or estate in the following described parcels of real property situated in the County of San Diego and being riparian, near or adjacent to the San Luis Rey River;

Whereas, William G. Henshaw of San Francisco, California, proposes to construct and perpetually maintain a dam or dams, and reservoir or reservoirs on said San Luis Rey River at a point above and Easterly from the point where the line running North and South through the center of Sections 4 and 9, Township 11 South, Range 2 East, S.B.M., intersects and crosses the said San Luis Rey River in the County of San Diego, State of California, for the purpose of impounding and storing in such reservoirs or reservoir all of the waters of said river above said point, its tributaries and affluents, and diverting the same within or/and without the watershed of said river.

Now, therefore, the undersigned, Ed Fletcher, Mary C. B. Fletcher, his wife, for value received, do and each of them does hereby consent and agree for all time that the said William G. Henshaw, his heirs and assigns, may at any time construct and perpetually maintain a dam or dams across said San Luis Rey River and any of its tributaries and affluents, and a reservoir or reservoirs in connection therewith, at any point or points easterly from said center section line of said Sections 4 and 9, for the purpose of storing, impounding and diverting the waters of said river, its tributaries and affluents above said point, as aforesaid, and that he, the said Henshaw, his heirs and assigns, may perpetually divert by means thereof, or otherwise, all or any of the waters of said river, its tributaries and affluents above said center section line, within or without the watershed thereof; and the right to store, impound, and/or divert the waters of said river, its tributaries and affluents above said center

Col. Fletcher  
2.

section line, is hereby given and granted to said William G. Henshaw, and any right or rights which said Ed Fletcher and Mary C. B. Fletcher, his wife, or either of them, may have or claim to have, as the owners or owner of the above described or any other lands riparian to, near or adjacent to said river or otherwise, to object to or restrain the construction of such dam or dams, and reservoir or reservoirs, and/or to the impounding and storing of all or any of the waters of said river, its tributaries and affluents above said point by means of such dam or dams, or otherwise, and/or to the diversion of the same above such center section line, is hereby forever renounced, released and waived by said Ed Fletcher and Mary C. B. Fletcher, his wife, in favor of and for the benefit of said William G. Henshaw, his heirs and assigns.

Said Ed Fletcher and Mary C. B. Fletcher, his wife, do and each of them does further agree and consent that after the construction of any dam or dams, or reservoir or reservoirs, in connection therewith, by said Henshaw, his heirs or assigns, as above provided for, other and additional dams or reservoirs may at any time be constructed and perpetually maintained by said William G. Henshaw, his heirs, etc.

Assuring you we are glad to furnish you with this information, and trusting you will not hesitate to call on us whenever we can serve you, we remain,

Sincerely yours

SOUTHERN TITLE & TRUST COMPANY

Vice President & Title Officer

EAS:cv



September 13, 1943

Southern Title & Trust Company  
San Diego, California

Gentlemen:

Enclosed herewith find agreement of September 4, 1943, signed by Ed Fletcher Company and Lloyd R. Morris and Lyda Morris. The Ed Fletcher Company acknowledges receipt of \$150.00 cash, also a deed to the Northwest 50 feet of Lots 13 and 14, Block of La Mesa Springs.

Please prepare, at the expense of said Morris a policy of title insurance covering said property, showing it free and clear of encumbrances except as specified in this agreement.

The Ed Fletcher Company will immediately have a survey made, and as soon as same is approved by you, a deed will be executed to the property at Flinn Springs mentioned in this agreement as per map attached, subject to the return to us of a trust deed note secured by a first trust deed in accordance with said agreement of Sept. 4, 1943.

This is to be a six months escrow subject to the \$2,000 is paid, it being understood that the escrow will be closed at any time the \$2,000 is paid prior to the six months' period. In case the \$2,000 is not paid as per the agreement we reserve the right to withdraw the papers on written demand.

Yours very truly,

ED FLETCHER COMPANY

By

*[Handwritten Signature]*  
Lloyd R. Morris  
Lydia Morris

EF M



**Ed Fletcher Papers**

**1870-1955**

**MSS.81**

**Box: 26 Folder: 19**

**General Correspondence - Southern  
Title Guaranty Company (then Southern  
Title and Trust Company) - 1930 - 1943**



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