

PERCY GUNNINGHAM HOSMER
 LICENSED REAL ESTATE BROKER
 LAND INVESTMENTS
 P. O. BOX 418
 GROSSMONT, CALIFORNIA

SALES OFFICE
 9155 EL CAJON BOULEVARD
 HOMELAND 6-3617

July 8 1946

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

gentlemen

This offer to purchase is for
 the 6-7 acres I talked to Junior Fletcher
 about last week in Blossom Valley.

This includes about 3 acre
 of waste land at the south end
 and the two young men who are
 making the offer understand the
 problem of getting water.

[Signature]
 V.C. Hosmer

7-1-46
 Sec 1
 261-1

for Hosmer
 to Price

Offer to Purchase Real Estate

Date July 7th 1946

The undersigned hereby offers to purchase from the owner thereof the following described

real property: Approx 6 Acres - Part Lat 55-5' TRACT
FRANCO EL CAJON AT 400.00 per Acre
Shrubby to be approved by purchaser - It
is understood that water rights are retained
by Ed Fletcher but that right to develop
water for use on the above property will be
granted by Ed Fletcher Company

County of San Diego, California, for the entire purchase price of 400.00 per acre

to be paid as follows: From Ed Fletcher Co. \$240.00

to be delivered to Ed Fletcher Co for

any balance of 10% of purchase price

and contract to be entered into with Ed Fletcher Company

calling for monthly payments of \$ 25.00

or more including interest of 6 per cent. on the deferred amount due

when terms of contract have been fulfilled.
 Title to said premises is to be shown marketable and free of all encumbrances (except as above mentioned and restrictions and rights of way of record) by the evidence of a standard form of Policy of Title Insurance with liability in amount of sale price, to be procured by seller at his expense, and Grant Deed conveying above property to the undersigned.
 Should seller be unable to furnish said Policy of Title Insurance and Grant Deed within _____ days from the date hereof, he agrees to procure and perfect said title at his expense, or, at the option of the undersigned, to return said deposit.

Prorate _____

Should the purchaser fail to complete the purchase of said property upon the terms herein set forth, then all money paid on account hereof shall, at the option of the seller, be retained as liquidated damages. Time is of the essence of this contract.

Oscar J Persons
 Purchaser.

Receipt of the above mentioned sum, to be held upon the above mentioned offer, is hereby acknowledged.

Percy Cunningham Hosmer, Licensed Real Estate Broker
 9155 El Cajon Blvd., Grossmont, Calif.

The undersigned Belles hereby accepts the foregoing offer. I agree to pay to the agent above named the sum of _____ as commission, or one-half of deposit above mentioned in case same is forfeited by purchaser, provided the same does not exceed the full amount of the commission.

Date _____

_____ Seller.

Contract to be in the name of
 OSCAR J PERSONS - 65-26 Osler
 and
 SAN DIEGO - 11 - Calif
 Leroy E Price

July 19, 1946

Mary:

Attached is \$240.00 check down payment, or partial down payment
on sale of land in Lot 55 "S" Tract at \$400 per acre to Oscar J. Persons.

Hosmer, broker.

Katherine

September 19, 1946

Mr. Oscar J. Persons
6525 Osler
San Diego 11, California

My dear Mr. Persons:

Enclosed herewith find map of survey of the
property in the "S" Tract, Rancho El Cajon.

We are sorry for the delay but the illness of
our engineer and other demands for surveys ahead of ours
forced the delay. Kindly o. k. the surveys and return and we
will forward the contracts for signature in accordance with
our agreement.

Yours sincerely,

ED FLETCHER COMPANY

By

KLM

October 10, 1946

Mr. Oscar J. Persons,
6526 Osler
San Diego 11, California

My dear Mr. Persons:

Referring to your deposit of \$240.00 on Offer to Purchase Real Estate, will say we have complied with out part of the contract and have spent nearly \$300.00 making the survey. You have refused to accept the map and unless you come in within one week from date, approve the map and sign the contract we will consider the money paid liquidated damages and any agreement to sell the property cancelled.

If within a reasonable time, say six months from date, we sell the property at a price sufficient to cover the price made to you and other costs in relation thereto in that case we will refund to you the money paid.

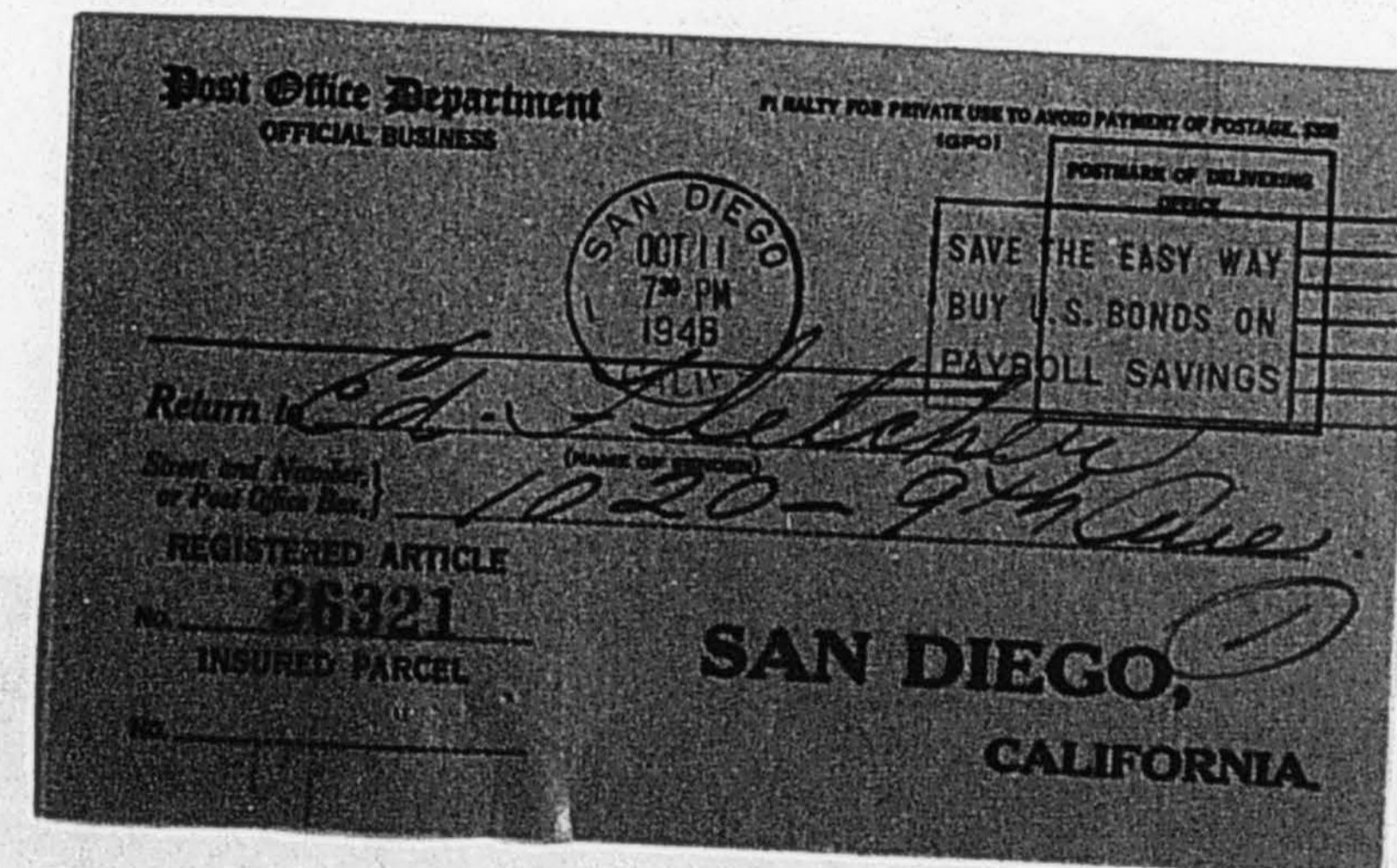
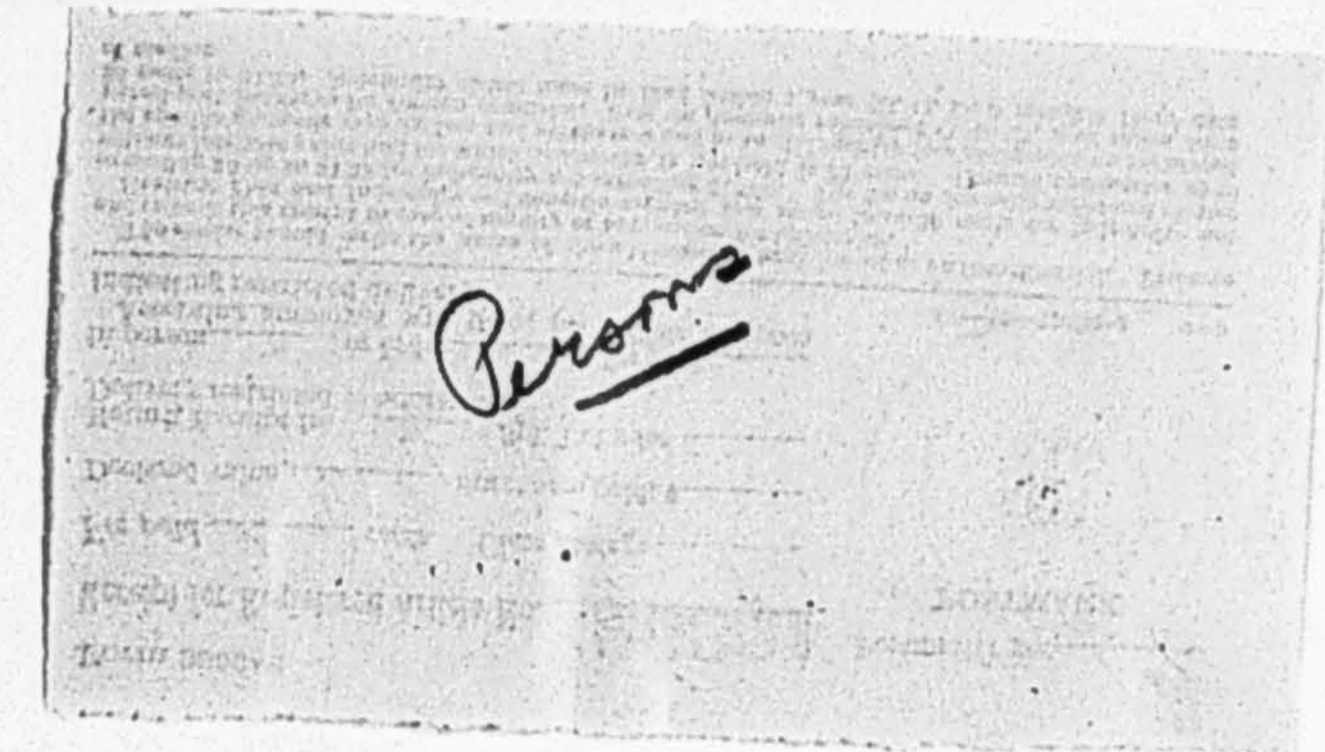
Yours very truly,

ED FLETCHER COMPANY

By

EF M

Registered mail



October 10, 1946

Mr. Oscar J. Parsons,
6226 Gales
San Diego 11, California

My dear Mr. Parsons:

Referring to your deposit of \$250.00 on offer to
Purchase East Bataste, will say we have complied with our part of
the contract and have spent nearly \$300.00 making the survey. You
have refused to accept the map and unless you come in within one
week from date, approve the map and sign the contract we will
consider the money paid liquidated damages and any agreement to
sell the property cancelled.

If within a reasonable time, say six months from date,
we sell the property at a price sufficient to cover the price made
to you and other costs in relation thereto in that case we will
return to you the money paid.

Yours very truly,

ED FLETCHER COMPANY

By

RM M

Registered mail

Form 8806-S
 Receipt for Registered Article No. **26321** Postmaster per *[Signature]*
 Fes paid *20* cents. Class postage *[initials]*
 Declared value *100* Surchage paid, \$ *[initials]*
 Return Receipt fee *4* Spl. Del'y fee *[initials]*
 Delivery restricted to addressee:
 in person _____ or order _____ Fes paid _____
 Accepting employee will place his initials in space
 indicating restricted delivery.

POSTMARK
 OCT 10 1946
 CALIF.

67-10-1943-2 GPO

The sender should write the name of the addressee on back hereof as an identification. Preserve and submit this receipt in case of inquiry or application for indemnity.
 Registry Fees and Indemnity.—Domestic registry fees range from 20 cents for indemnity not exceeding \$5 up to \$1.25 for indemnity not exceeding \$1,000. The fee on domestic registered matter without intrinsic value and for which indemnity is not paid is 20 cents. Consult postmaster as to the specific domestic registry fees and surcharges and as to the registry fees chargeable on registered parcel-post packages for foreign countries. Fees on domestic registered C. O. D. mail range from 25 cents to \$1.20. Indemnity claims must be filed within 1 year (C. O. D. 6 months) from date of mailing.

Form 8811
 Rev. 1-4-40

RETURN RECEIPT

Received from the Postmaster the Registered or Insured Article, the original number of which appears on the face of this Card.

1 *[Signature]*
 (Signature or name of addressee)

2 *[Signature]*
 (Signature of addressee's agent—Agent should enter addressee's name on line ONE above)

Date of delivery *10-11-46*, 194

U. S. GOVERNMENT PRINTING OFFICE 16-19481

San Diego, California
October 25, 1946

RECEIVED FROM Ed Fletcher Company the sum of \$240.00, money advanced for purchase of land in the "S" Tract, Rancho El Cajon, which agreement by mutual consent was rescinded and neither party has claim against the other in relation thereto, with all accounts squared to date.

Osward J. Peterson

Ed Fletcher Papers

1870-1955

MSS.81

Box: 21 Folder: 10

General Correspondence - Persons, Oscar J.



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