

CHURCH ROAD,
ST. DAVIDS, PA.

February 7, 1940.

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

My dear Mr. Fletcher:-

As co-executor of my father's, Mr. Owen Wister's, estate, I want to ask you whether it would be possible to sell at any price the piece of land owned entirely by the estate and also whether it would be possible to sell, without too great inconvenience to you, the several pieces of land owned jointly with you.

Will you please let me know about this at your earliest convenience as we are very anxious to part with the real estate in California and settle and distribute my father's estate.

With kindest regards to you and all your family, I am,

Yours sincerely,

Frances K W Stokes
(Mrs Walter Stokes)

February 19, 1940

Mrs. Walter Stokes,
Church Road,
St. Davids, Pa.

My dear Mrs. Stokes:

Your letter of February 7th received and we have delayed answering because we expected Senator Fletcher to return from the special session of the legislature before this. We received word this morning that he probably will not be home until next week. As soon as he gets back you will hear from him relative to the matter in your letter.

Yours very truly,

Secretary

KLM

February 21, 1940

Mrs. Walter Stokes,
Church Road
St. Davids, Pa.

My dear Mrs. Stokes:

In further reply to your letter of February 7th, my father is still down at the special session of the legislature and I do not look for his return until some time next week, however, today my attention was called to a matter which I believe should be taken care of.

1937

In February/and prior we had considerable correspondence with your brother relative to the disposition of \$2000 cash which is being held by the Fidelity Mutual Corporation of San Diego. This is money that was due your father on a trust deed note which seems to have been lost. The Fidelity Mutual Corporation is ready to pay this money over to you, or the proper parties to receive same, when the necessary papers have been signed, which were sent at that time, indemnifying them against loss.

The money is just laying here drawing interest for no one, and I would imagine you could use same.

Regarding the sale of the land, I am leaving that to be answered by my father upon his return.

Yours truly,

EFJR M

cc- Mr. Owen J. Wister

March 4, 1940

Mrs. Walter Stokes,
Church Road,
St. Davids, Pa.

My dear Mrs. Church:

Your letter of February 7th I find on my desk on my return from Sacramento. It goes without saying I wish to help you in any way I can. It is most unfortunate that for two years \$2,000 has been lying here in the account of the Fidelity Mutual Corporation that belongs to your father's estate.

Mr. Wister misplaced the trust deed note. Papers were drawn up and sent to him which he was to sign protecting the Fidelity Corporation against loss in turning the funds over to him without the note, but no action has been taken, altho I have written your brother several times in relation thereto.

Regarding the real estate in which we each own an undivided one-half interest, it is unimproved mountain land, and has very little value. The assessed value of the entire property on your half interest \$4110.00 on which you are paying taxes. Our half interest is assessed for the same amount. Values are so low that we are today selling at 50 cents of the assessed value in many cases in order to get money to keep going.

I have lost nearly my entire fortune, but we have our ten children, all well and husky, put them all thru college. Not one of them has been arrested or divorced and they are all earning their own living for their families. We have sixteen grandchildren now and two more prospects. I am enclosing a picture of the family. The seven tallest men are the Fletcher boys, the three shorter are our sons-in-law.

You might write and tell me what you want for your half interest in the property, or perhaps you might consider buying our half interest. Values have completely gone down and practically nothing is selling. Thirty percent of the land outside the city has been deeded to the state in this county for delinquent taxes for the last eight or ten years. If you will give me some idea of what you will take for your property I will try and move it for you and will do the best I can.

This property is very expensive to develop. Mr. Wister and I bought it on account of its ruggedness and beautiful view. We thought wealthy people would buy it for country homes in subdivision in 200, 300 and 500 acre tracts, but we do not find any people now who wish to maintain country places of this sort as a pleasure place. It has no water supply. That will have to be developed. There is very little farming land, and what farming land there is is on steep hillsides. For \$50,000 or \$75,000 a splendid road could be built into the property and thru it so one could get to it. Some day it will be a beautiful property for nice homes. It is about 20 miles out of San Diego, but it takes too much money to develop the property these hard times.

Enclosed find copy of the agreement that was sent to Mr. Wister on March 4, 1937 but which was never executed. The charge by Mr. Harrison Sloane the attorney, was \$15.00 for drawing this instrument and he has been holding this account ever since.

Yours very truly,

CHURCH ROAD,
ST. DAVIDS, PA.

March 14, 1940.

Colonel Ed. Fletcher,
1020 Ninth Street,
San Diego, Cal.

Dear Colonel Fletcher:

Thank you for your letter of March 4th. As executors of my father's estate, my brother Owen and I agree that we wish to part with all land held by my father's estate, either jointly with you or separately, at any price. We realize that it may be very hard or even impossible to sell it, from what you tell me in your letter, but we wish that you would try, as keeping it is only a disadvantage to my father's heirs.

Owen has found the original agreement that was sent to my father on March 4, 1937 giving title to the \$2,000. and I will try to make him sign it and send it back to you.

I congratulate you on your many grandchildren and wish that some day I could see you and some of your family again.

Yours sincerely,

Frances K. W. Stokes

March 21, 1940

Mrs. Frances K.W. Stokes
Church Road
St. Davids, Pennsylvania

My dear Mrs. Stokes:

I will be glad to make all the arrangements to see that you get the \$2,000 just as soon as your brother Owen signs the agreement. The assessed valuation of the "S" Tract is \$4,110.00.

As you probably know, practically nothing in real estate is selling - everybody is waiting to see the general return of good times, but with the World War and our relief dole, there is a lack of confidence that is most appalling. The land is rough hill property which we had hoped to develop some day. I might possibly get one of my children to buy the half-interest if the price is low enough and if you would sell on easy terms, say \$500.00 down and \$500.00 a year with 5% interest on deferred payments. Since we have owned the property, we have never had a person express a desire to buy, excepting one little 40 acre piece.

With kind regards and hoping that some time if you ever do come to California, you will give us an opportunity to show you some of our beauty spots in the back country and a trip to Ensenada, Mexico.

Sincerely yours,

BF/jv

CHURCH ROAD,
St. DAVIDS, PA.

June 24, 1940.

Colonel Ed Fletcher,
1020 Ninth Street,
San Diego, Cal.

Dear Col. Fletcher:-

Thank you for your letter of June 4th. I am speaking to my brothers and sister about the offer you have had for our property and I feel sure that they will be glad to accept it, and I hope that the buyer still wishes to purchase it, but you did not tell me if the offer was for the piece of land that our Estate owns outright or for the piece of land owned jointly with your family. I would like to know this.

Yours sincerely,

Frances K. W. Stokes
(Mrs Walter Stokes)

Ed Fletcher Papers

1870-1955

MSS.81

Box: 28 Folder: 13

General Correspondence - Stokes, Frances K.W.



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