

1884 BUSINESS

JANUARY - THRU - DECEMBER

MORSE, NOELL & WILLEY,  
Real Estate, Insurance & Collection Agents,  
NOTARIOS PUBLICOS.  
Bank Building, Plaza.

\$ 800/100

San Diego, Cal. 1884

RECEIVED FROM

A. B. Pearson

Eight 00/100 **Dollars**

Rent of Mrs Williams house, 10th St  
from Feb'y 24. to Mar 24. 84

Agents.

MORSE, NOELL & WILLEY,  
Real Estate, Insurance & Collection Agents,  
NOTARIOS PUBLICOS.  
Bank Building, Plaza.

\$ 800/100

San Diego, Cal. 1884

RECEIVED FROM

A. B. Pearson

Eight 00/100 **Dollars**

Rent of Mrs Williams house, 10th St  
from March 24. to April 24. 84

Agents.

MORSE, NOELL & WILLEY,  
Real Estate, Insurance & Collection Agents,  
NOTARIOS PUBLICOS.  
Bank Building, Plaza.

Collections Made. Rent must be paid in advance. Taxes Paid.

\$ 800/100

San Diego, Cal. 1884

RECEIVED FROM

A. B. Pearson

Eight 00/100 **Dollars**

Rent of Mrs Williams house, 10th St  
from Jan'y 24<sup>th</sup> to Feb'y 24 1884

Agents.

MORSE, NOELL & WHALEY,  
Real Estate, Insurance & Collection Agents,  
NOTARIES PUBLIC.

Bank Building, Wash.

*of \$100*

San Diego, Cal. 188

RECEIVED FROM

*John Allen*

*Ten* <sup>100</sup> **Dollars**

*Five Dollars Place Old Town from  
Sept 2<sup>o</sup> to Sept 25<sup>th</sup> 1884.*

Agents.

MORSE, NOELL & WHALEY,  
Real Estate, Insurance and Collection Agents,  
NOTARIES PUBLIC.

Bank Building, Wash.  
SAN DIEGO, CAL.

COLLECTIONS MADE.

RENT MUST BE PAID IN ADVANCE.

TAXES PAID.

**Received**

San Diego, Cal. 1884

from *Mr. Sullivan*

*Twenty* <sup>20</sup> **Dollars,**

Rent of *Hitchcock's house, 7th St.*  
from *Dec 25<sup>th</sup> 84 to Jan 25<sup>th</sup> 1885.*

*[Signature]*

PLAISTED, PRINTER, MARINE BUILDING

Agents.

MORSE, NOELL & WHALEY,  
Real Estate, Insurance & Collection Agents,  
NOTARIES PUBLIC.  
Bank Building, Plaza.

Collections Made.

Rent must be paid in advance.

Taxes Paid.

500/100

San Diego, Cal.

1884

RECEIVED FROM George S. Pidgeon

Five 25/100

100 **Dollars**

Rent of Ground on E. St. belonging to Levi Chase  
from June 1<sup>st</sup> to Nov-1 1883. at \$100 per ann.

Agents.

MORSE, NOELL & WHALEY,  
Real Estate, Insurance & Collection Agents,  
NOTARIES PUBLIC.  
Bank Building, Plaza.

Collections Made.

Rent must be paid in advance.

Taxes Paid.

400/100

San Diego, Cal.

1884

RECEIVED FROM George S. Pidgeon.

Four 25/100

100 **Dollars**

Rent of Ground on E. St. belonging to Station  
from Nov-1 83 to Mar 1<sup>st</sup> 1884

Agents.





Land & Towns  
Company

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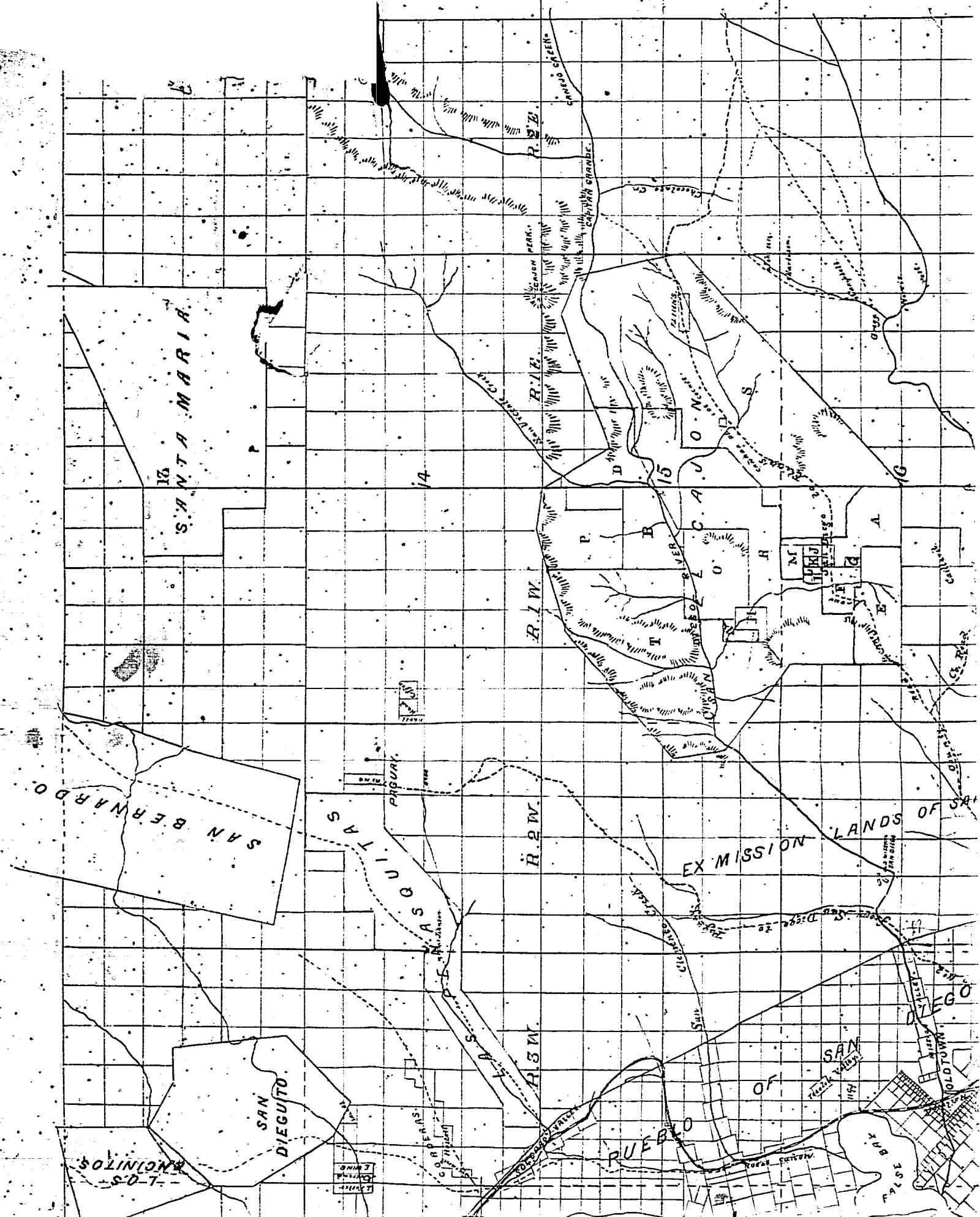
1883 Oct. 23-26

1884 May 7-9

1885 Apr 21 June 17  
+

Map





SAN ANTONIO RIVER

SAN BERNARDO

SAN DIEGO

SAN ANTONIO RIVER

SAN DIEGO RIVER

EX MISSION LANDS

RUEBLO OF SAN DIEGO

SAN DIEGO

OLD TOWN

ESTABLISHED

7-05

WIND

COAST GUARD

RIVER

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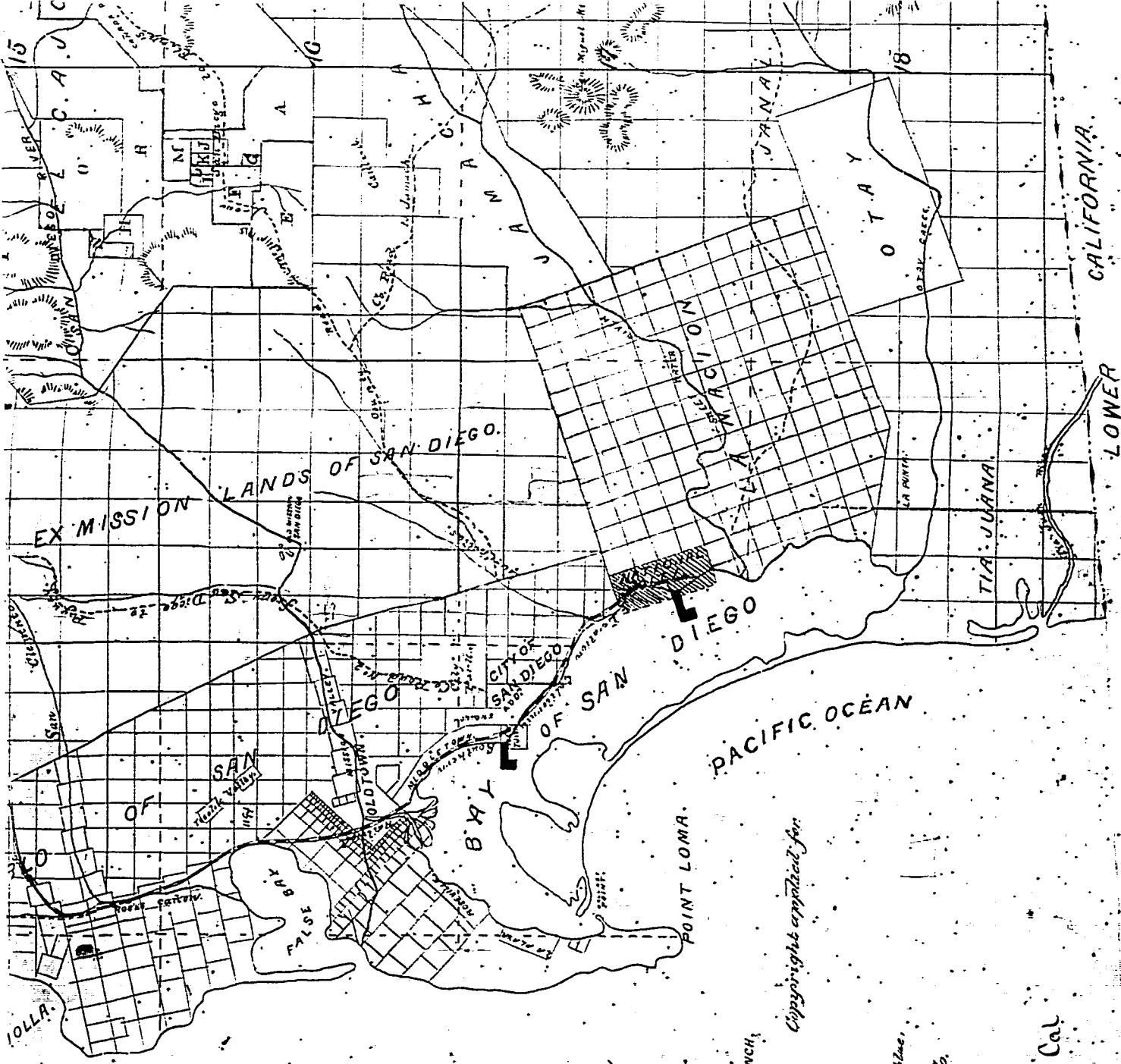
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MAP  
 of the  
 WESTERN PORTION  
 of the  
 COUNTY OF  
 SAN DIEGO.

CALIFORNIA  
 SCALE 2 MILES PER INCH  
 C.T.S.

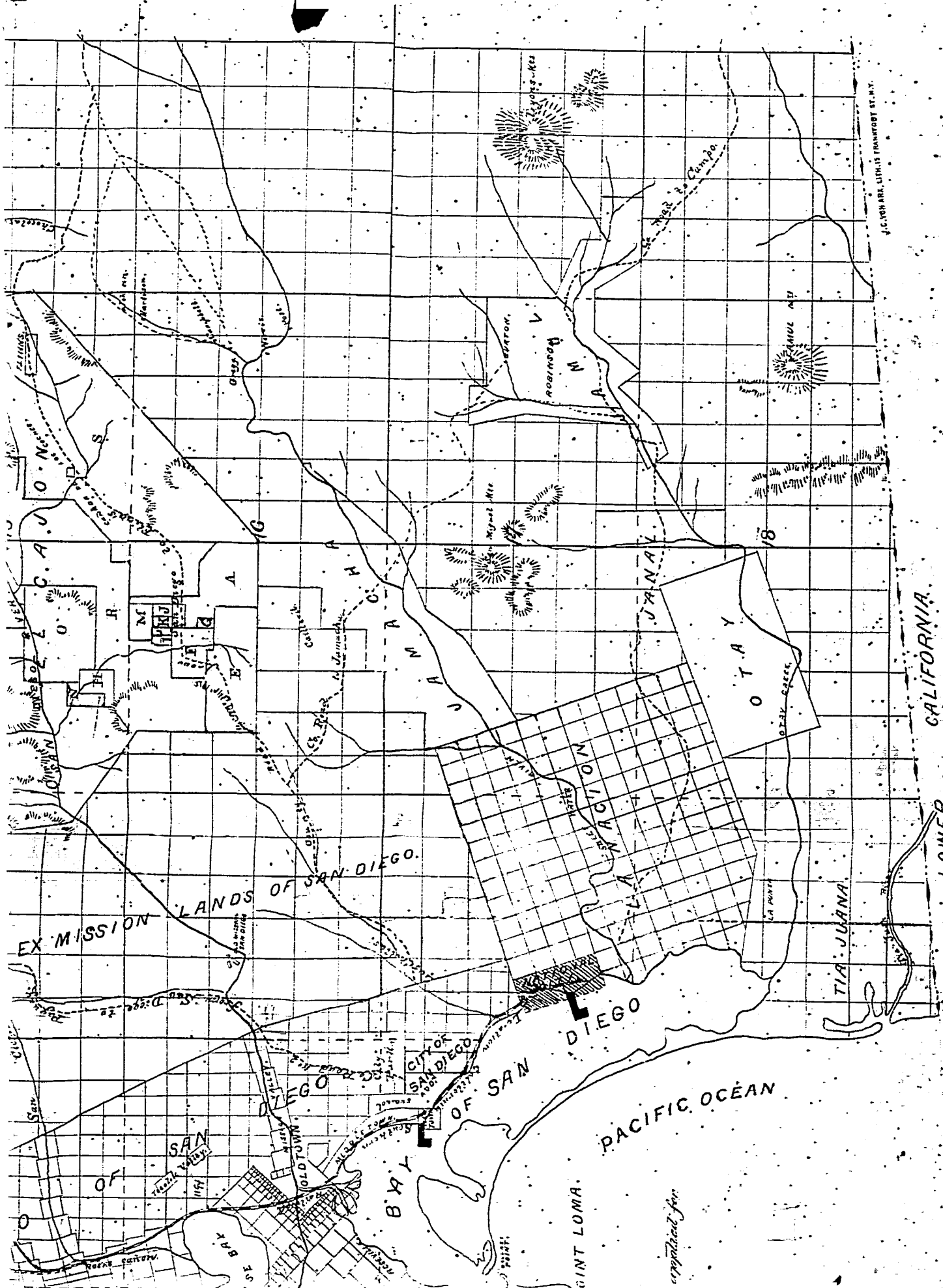
*Copyrights appraised for*

*Note: Limits shown with dark blue, or etched, are for water by the San Diego Land & Lumber Co.*

J.A. Feinchild, Agent  
 F.A. Kimball, Agent  
 San Diego Cal. National City Cal.

850

187



J.C. VAN ARK, LITH. 15 FRANKFURT ST. N.Y.

EX MISSION LANDS OF SAN DIEGO.

LANDS OF SAN DIEGO.

CITY OF SAN DIEGO

PACIFIC OCEAN

CALIFORNIA

LOWER

Copyright for

JAN

1884

\_\_\_\_\_

*Mrs. A. M. Gales,*

vs

*John C. Pelton*

**Lease.**

Dated ..... 188*4*

Recorded at the Request of

..... 188*4*,

at ..... M,

in Book ..... of Leases, page

.....

County of

.....

By

.....  
County Recorder.  
Deputy Recorder.



This Indenture, Made the \_\_\_\_\_ day of \_\_\_\_\_

in the year of our Lord one thousand eight hundred and eighty-four

Witnesseth, that W. Mrs. A. M. Gates,

do hereby lease, demise and let unto John C. Pelton, the following described property, situated in the City and County of San Diego state of California, Beginning at a point on the North line of National Ranch when it is intersected by the East line of Pueblo of San Diego, said point lying N. 71° East, 98<sup>00</sup>/<sub>100</sub> Chains from North West corner of National Ranch, thence North 17° West along said Pueblo line 8<sup>15</sup>/<sub>100</sub> Chains; West 29<sup>12</sup>/<sub>100</sub> Chains; South 18<sup>00</sup>/<sub>100</sub> Chains, to Northern line of National Ranch; thence North 71° East, along said Ranch line 33<sup>31</sup>/<sub>100</sub> Chains, to point of beginning: Said to contain 40 acres of land.

To Have and to Hold, for the term of One Year to wit: from the first day of January 1884 to the first day of January 1885 yielding and paying therefor the rent of Seventy five Dollars lawful moneys of the United States of America, and the said Lessee promises to pay the said rent in such Seven and as follows, to wit:

On or before the first day of December, 1884, the case of sale of the said premises, this lease shall terminate upon thirty days notice in writing to said Lessee, and said Lessee agrees to quit and surrender the said premises at the end of thirty days, paying thereon a proportional part of the whole amount of the rent for the time, based thereupon, may have been benefited by said Lessee. The said Lessee shall be permitted to harvest and remove the crops growing on said land within 30 days after the same expiration of date, and to quit and deliver up the premises to the Lessor or their agents or attorney, peaceably and quietly, at the end of the term, in as good order and condition (reasonable use and wear thereof, and damages by the elements excepted) as the same are now or may be put into; and to pay the rent as above stated during the term; also the rent as above stated for such further time as the Lessee may hold the same, and not make or suffer any waste thereof, nor lease or underlet, nor permit any other person or persons to occupy or improve the same, or make or suffer to be made, any alteration therein, but with the approbation of the Lessor—thereto, in writing having been first obtained; and that the Lessor may enter to view and make improvements, and to expel the Lessee if he shall fail to pay the rent as aforesaid, or make or suffer any strip or waste thereof. Said Lessee having the right to remove any and all improvements made by said Lessee within ten days from and after the expiration of this lease

And should default be made in the payment of any portion of said rent when due, and for ten days thereafter, and said Lessor their agents or attorney, may re-enter and take possession, and at their option terminate this Lease.

Signed, Sealed and Delivered in the Presence of

SEAL

SEAL

Apr 18/84

Pelton refused to sign  
His lease - Says not  
according to his  
instructions  
defendants have to lead

June 26 1884  
basis for amount  
that the plaintiff  
has made 7000/5, 1/2  
and 1/2 of 1883 and  
to compute the  
interest on the lease  
for 84-85

Mrs. A. M. Bates

vs

John C. Pelton

**Lease.**

Dated 1884

Recorded at the request of

188

at minutes past M.

in Book of Leases, page

Records of the

County of

County Recorder.

By Deputy Recorder.

1884

This Indenture, made the \_\_\_\_\_ day of September

in the year of our Lord one thousand eight hundred and eighty-four

Witnesseth, That J. Mrs A. W. Gates

do hereby lease, demise and let unto

John C. Pellon the following described property, situated in the City and County of San Diego, State of California. Beginning at a point on the North line of National Ranch where it is intersected by the East line of Pueblo of San Diego, said point lying N. 71° East, 98 7/100 Chains South from North West Corner of National Ranch, thence North 17° West along said Pueblo line 8 1/100 Chains; West 29 1/100 Chains; South 18 1/100 Chains, to Northern line of National Ranch; thence North 71° East, along said Ranch line 33 3/100 Chains, to point of beginning; said to contain 40 acres of land.

To Have and to Hold, for the term of One Year to wit: from the first day of January 1884 to the first day of January 1885 yielding and paying therefor the rent of Five Dollars, lawful money of the United States of America, and the said Lessee promises to pay the said rent by such Means and as follows, to wit:

On or before the first day of December 1884, in case of sale of the said premises this lease shall terminate, upon thirty days notice, in writing to said lessee, and said lessee agrees to quit and surrender the said premises at the end of said thirty days, paying therefor a proportional part of the whole produce of the rent for the time said premises may have been occupied by said lessee. The said Lessee shall be furnished to harvest and remove his crops growing on said land within 30 days after same mature in case of crop, and to quit and deliver up the premises to the Lessor or his agents or attorney, peaceably and quietly, at the end of the term, in as good order and condition (reasonable use and wear thereof, and damages by the elements excepted) as the same are now or may be put into; and to pay the rent as above stated during the term; also the rent as above stated for such further time as the Lessee may hold the same, and not make or suffer any waste thereof, nor lease or underlet, nor permit any other person or persons to occupy or improve the same, or make or suffer to be made, any alteration therein, but with the approbation of the Lessor thereof, in writing having been first obtained; and that the Lessor may enter to view and make improvements, and to expel the Lessee if he shall fail to pay the rent as aforesaid, or make or suffer any strip or waste thereof. Said Lessee having the right to remove any and all improvements made by said lessee within ten days from and after the expiration of this lease.

And should default be made in the payment of any portion of said rent when due, and for ten days thereafter, and said Lessor his agents or attorney, may re-enter and take possession, and at their option terminate this Lease.

Signed, Sealed and Delivered in the Presence of

SEAL  
SEAL  
SEAL

Thomas L. Davis,

PROSECUTING ATTORNEY AND COUNSELOR AT LAW,

Harrisville, Fitchie Co. N. Va. Jan'y 2<sup>nd</sup> 1894

Morse Koell T Whalley

Deuts

Enclosed have P.O order for \$4<sup>00</sup>

~~By your letter, I am unable to tell when~~  
the taxes here to be paid. If I am to draw  
cents you additional let me know & I will  
remitt, please send tax bill - by return  
mail. Have you got a railroad  
jet to city? Is real estate, on the look  
up - I had hoped to be with you  
before this. but, my health has been  
excellent for last 6 months, & I can't  
visit. buying & selling real estate  
here - unless I have often told you I do not  
like to leave my home here - unless I can sell  
my residence in this town - But - each year  
the prospects of selling gets better & I  
may close in time to be in your city - before  
April next. Is there any desirable property  
for sale - If no trouble might give description  
& price -

Alce Ruffey  
T. L. Davis



Los Angeles Jan 2/84

Messrs Messrs Noel & Haley  
Sirs.

Enclosed please  
find \$18.80 being amt due  
for my taxes.

Yours  
W. P. Workhill  
per A.

Miss Mary Jane  
Jan 2/84

U. S. Revenue Marine,  
St. "Rush"

San Francisco, Jan 5 . 1854.

Messrs. Wall & Wall,  
Gentlemen

Yours of the 2<sup>d</sup> is at hand. but I regret it could come too late. After the receipt of your former letter notifying me that no suitable house had been offered. I rented one in Oakland. & took possession on the first of the year. With thanks for your kindness I am yours very truly  
C. J. Harper  
Capt USRM



U. S. Revenue

Port of

. 188 .

Commander

Insert name of vessel.

*C. L. Hood*  
*June 5/84*

No. of Enclosures.

# J. F. OSBORN, BRO. & CO. FOUNDERS AND MACHINISTS,

Manufacture Engines, Saw Mills, Mill Gearing, Heavy and Light Castings of all kinds,  
Shafting and Pulleys. Steam Boiler Feeders a Specialty.

Dealers in Steam and Water Pipe, Brass and Iron Steam Fittings, Saws, Gum and Leather Belting, Bolting Cloths, Smut Machines, &c.

Clarksburg, W. Va., Jan 5. 1884.

Mrs. Morse Mel Whitney

San Diego Cal  
Crittenden

We permit myself enclose you post office  
order to pay taxes on our lots in your  
city

We permit you \$1775-  
Osborn & Morse 576  
1291

Please send us receipts also let  
us know what the prospects of your city  
& lower California are now in the way  
of Rail Roads

Respectfully  
J. F. Osborn

J. H. Osborn  
Jan 5/84

COUNCILMEN :

First Ward—C. W. Schroeder, W. T. Lambie, E. M. Hamilton.

Second Ward—H. Hammel, P. Hal-  
lale, F. H. Day.

Third Ward—C. Gassen, L. W. French, C. R. Johnson.

Fourth Ward—J. W. Wolfkill, D. E. Miles, P. Nahlich.

Fifth Ward—W. S. Moore, D. M. McGarry, J. H. Niles.

OFFICE OF

CLERK OF THE COUNCIL.

W. W. ROBINSON, Clerk.

C. E. THOM, MAYOR.

W. S. MOORE, PRESIDENT OF COUNCIL.

W. D. Stephenson, City Attorney.

W. W. Robinson, City Auditor.

H. N. Parcell, City Tax Collector.

T. J. Cuddy, Chief of Police.

G. C. Knox, City Surveyor.

T. C. Gale, Health Officer.

E. H. Boyd, Sup't of Streets.

C. M. Jenkins, Zanjern.

Los Angeles, Cal.,

January 6<sup>th</sup> 1884

Messrs Morse Noel & Whaley  
Sirs.

Mrs Dolores de Pias,  
my sister, requests me to return to you her  
City tax list for Mr Pauley's signature; and  
also wishes you to deliver to Mrs M. A. Ferrer  
the \$4.48 which is the balance you hold to her  
credit.

Respectfully  
Jose A. Aguirre

John A. Aguirre  
May 6. 1884

ALBERT MILLER, President.

JOHN ARCHBOLD, Surveyor.

LOVELL WHITE, Cashier.

Office of the S. F. Savings Union,

532 CALIFORNIA ST. COR. OF WEBB ST.

Address P. O. Box 2406.

San Francisco, May 4th, 1884  
Messrs. Morse, Noell & Whaley  
San Diego Cal.

Accept my thanks  
for your attention. Being very busy  
I have turned this business over  
to my son, who tells me, that  
he remitted the Taxes in notes  
to San Diego, for which he has  
receipt, which he however can't  
put his hand on, but which  
I have no doubt will be found.

Believe me

Respectfully  
Yours

Albert Miller

P.S. The property is still for  
sale and the Tenant would  
like to find a purchaser.

Albert Miller  
Jan 7. 84

Dearbury, Germany, 10th 1884

Dear Mr. ...

Dear Mr. ...

Your advertising card that letters of inquiry  
would be promptly and cheerfully answered  
have taken the liberty of addressing you -  
I very much desire to know the probable  
publication of lots containing 160 acres  
each - adjoining Old town - these lots are  
numbered 1103 - and 1104 and join  
the town - the San Diego river and Texas  
Pacific Railway pass through them - they  
belong to the estate of the late Charles  
Harvey - I have also to inform you  
that in your possession of the same -  
and you will confer a great favor  
upon yours truly  
W. B. Edwards

Very truly

Yours



Mr. W. A. Edwards  
Jan 7. 54

E. W. MORSE,  
C. P. NOELL,  
THOS. WHALEY.

OFFICE OF

Morse, Noell & Whaley,

BANK BUILDING, PLAZA.

REAL ESTATE DEALERS,

NOTARIES PUBLIC AND INSURANCE AGENTS.

Warrants Purchased.  
Taxes paid for Non-Residents.

Money Landed, Rents Collected, etc.

Letters of Inquiry  
Promptly and cheerfully answered.

San Diego, Cal. January 10<sup>th</sup> 1884.

J. P. Spillman Esq.,  
Los Angeles, Cal.

Dear Sir:—

About a month ago we addressed a letter to Mrs George D. Cower, Los Angeles, which was returned, "unclaimed." The family formerly resided here. We are informed that her husband is dead and that she resides with her family in Los Angeles - that she has a son who was in San Diego about a month ago. We are anxious to ascertain the whereabouts of Mrs. C. or her son, as we wish to communicate with her about a lot which she owns in Astor's Addition, N - of Block 111. It is assessed to Unknown Owners and unless the taxes are paid it will be sold.

You will oblige us by ascertaining if she resides in Los Angeles and sending us her address. We are unable to give further particulars than the name. Look in the Directory and if there is any one by the name of Cower would like you to call upon them to make enquiry for Mrs C. Her husband was one of the Discoverers of the mines at Jericand.

Yours truly,

Morse, Noell & Whaley.

Morse, Zook & Whelan

REAL ESTATE DEALERS

Letter to Spiceland

making enquiries

about Mrs. Gordon

January 10, 1884

San Bernardino Cal

Jan 11th 1884

Real Estate office

San Diego Gentle Ben

I send you my place for  
sale consisting of ten  
10 acres of land highly  
improved & all new building  
& an abundance of water

partly in fruit One mile  
from court house south

will sell at a sacrifice on  
acct of going east price \$2500  
has cost me \$4200 & I will

put in some personal property  
drop me a line if you will  
take it on your list

Yours Truly; J. F. Wood,

San Bernardino  
Cal

J. F. Wood,  
Jan 11. 84.

711 - 19th St  
Oakland, Cal.

October 2nd, 1884.

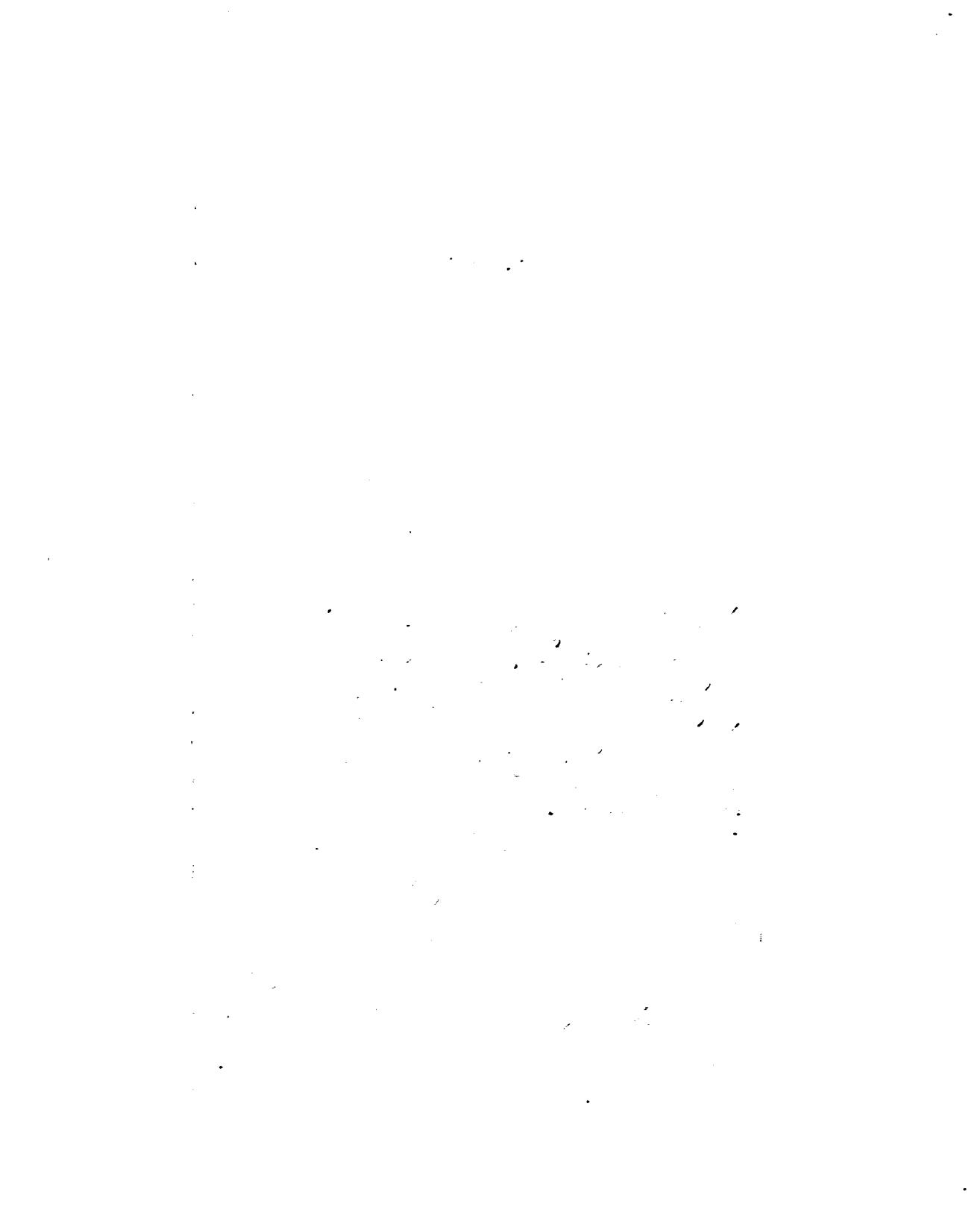
Dear Mr. ...

I received your  
letter and was surprised to  
hear that you had come  
to see me in regard to  
the property about dividing  
the property because every-  
thing is in my wife's name  
and not in mine in my name  
Every year that we have paid  
the taxes it has always been

[Faint handwritten text, possibly bleed-through from the reverse side of the page.]  
 I have received your letter of the 10th inst.  
 and am glad to hear that you are  
 all well. I hope you will have  
 a very successful season.  
 I am, dear friends,  
 ever your affectionate  
 friends,  
 [unclear]







1912

1913

1914

1915

1916

1917

New York Post  
New York County  
July 12<sup>th</sup> 1854

Major Mrs. Spotswood  
Cambridge

Dear Sir

Enclosed I send a notice of a water claim,  
I think it can be registered with the  
County Clerk, but may have to be published,  
please attend to it for me, and if requires  
publication have it published and pay for  
the same. I will send you the bill and I will  
send you the amount

— and I am, Sir, Oblige yours Truly  
A. S. H. H. H.

July 18. acknowledged receipt. left to be re-  
corded and when done will forward it. Note  
necessary to publish.

July 24. Entered State Claim when. Cook, etc.

how many

Jan 12. 84

Los Angeles Jan 16<sup>th</sup>

Mr. H. C. Hall & Whaley

Your of Jan 12<sup>th</sup> need  
have checked the matter over  
and have decided we need  
the money just now very much.  
To take the low figure of \$750<sup>cash</sup>  
provided you do not ask over  
2 1/2 percent commission, will give  
you <sup>however,</sup> \$25, twenty five dollars for  
your commission. Please attend  
to it as soon as possible, and  
should I find a buyer for more  
money I will let you know  
at these figures we expect all cash  
down. If you make me out a check  
send it to me to sign it will  
send it back to the Consolidated  
Bank of San Diego for collection

Dear Mr. ...  
I have a property ...  
I am looking for a buyer ...  
I have a very good piece of property ...

May 15-74  
They will forward me the money  
to First National Bank of  
Los Angeles. I hope every thing  
will work satisfactorily,  
The purchaser will certainly  
get a very cheap & good piece of  
property for that money, it has  
cost us over \$1000 cash.

Yours respectfully  
M A Cope

The property is all clear of  
any incumbrance, title is perfect,  
have just payed the taxes,

Handwritten notes on the inside of a folded envelope, including names like "Mr. Rafe" and "San Diego".

Jan 22<sup>nd</sup> 1944  
Mr. Mark Cole - 1144

Dear Sir

I have received

the check and have had it  
to you signed, and have  
this day sent it to the

Consolidated Bank of San Diego  
for collection.

The title is paid and all  
the taxes were paid as far  
as I know when I wrote you,  
but Mr. Rafe informs me that  
city tax became delinquent  
in January, hence I included  
the amount \$5.25, thinking the  
taxes were all paid as he has  
just paid me tax and I  
would be willing to pay into

Mr. A. Coffey  
of the No. 25, <sup>84</sup> Now fifty dollars  
Commission is more than 5 percent  
and as the City tax will be not  
less than 7 dollars I think it just  
for you to pay the tax out of the  
fifty dollars. Don't mind the 25,  
and call it square and I will  
be satisfied with the sale  
and you will greatly oblige

Mrs M. C. Coffey





It is not in your  
hands and in the hands  
of the people of the  
country to get you these things.  
The only way to get the  
things you want is  
to get a reputation  
for being a man who will  
do what he says he will  
do. It is not in your  
hands to get the things  
you want.

John D. Rockefeller

# Office of the S. F. Savings Union.

792 CALIFORNIA STREET, CORNER OF WEBB ST.

Address P. O. Box 2196.

San Francisco,

July 18<sup>th</sup> 1884

Mr. Myra & Nell & Mary  
in charge

The object of your son's  
Remittance for date & property Tax was not  
to avoid paying your fee. He tells me, he  
is under the impression, that we paid you  
a fee at the time, when the property was  
listed. You know this may be. I now en-  
close check for \$2.00 as requested.

Please send Tax receipts in return, and  
advise me, when ever there is a chance  
of selling the property to advantage.

Respectfully  
Yours  
Albert Wilder

1884

Alfred Miller  
Barry Ave. 841

San Francisco Cal

Jan 15<sup>th</sup> 1842

Wesley House - Paoli & Son

Gentlemen

Your favor of  
10<sup>th</sup> inst is received and obliged to you for again  
prompting me in this matter. I acknowledge that I  
have always been remiss in this particular line  
and intended to be very prompt on this particular  
occasion but as usual find my self on a fee-  
ble frame. What do you think of the prospect of  
your City and how are the operations in the State  
What would you be able to realize for the whole  
or any part of land on Market Bay Texas  
where the trails for San Diego come over the Central  
Road I was able to ride in myself when the City  
was full or not but since the opening of the mountain  
route the trails for your section do not go through our  
hands and I can tell at once about the number of  
people domiciled with you. I am well and remain  
yours

and have the will and an idea.

Regards to all & yours

Yours with respect

W. M. W.

Enclose an Order for \$10.00

W. M. W.

Sarah Margaret - Jan 16<sup>th</sup> 1884

Dear Sis

Being very busy sowing  
Grain. I have not been able  
to get to San Luis for some days  
Consequently my delay in answer-  
ing you' letters.

I am not able  
to loan money to the parties you  
speak of. Since I seen you  
I have loaned some money here  
in our neighborhood. Several parties  
are anxious to get small loans,  
and so I can do as well at home.

Accept my kind regards

I am truly yours

J. B. King

B. W. H. T.  
August 16/1884







San Diego, Cal. Aug 15th 1884

Received of Charles H. Low.

in part payment for Lots "E" and "F" Block 57  
with the improvements thereon.  
Holon Addition. The sum of Fifty Dollars.

the balance Eight Hundred and Twenty five Dollars  
to be paid

upon the production of a good and sufficient deed to said  
Charles H. Low.

free and clear of all encumbrances otherwise the said  
sum of \$50. is to be refunded.

Witness our hands in San Diego.

Morse, Wells & Thayer  
Agents of Mrs M. A. Cope.  
C. H. Low

1-11-1918  
1-11-1918  
1-11-1918



99.

Mrs Wolfkill would like to have  
you pay taxes on the lot she sold  
to Mrs Hillie de Pedrona this year  
but she will not pay the next.

S.A.



Dear Sir,  
I have the honor to acknowledge the receipt of your letter of the 10th inst. in relation to the above named subject. I have the pleasure to inform you that the same has been forwarded to the proper authorities for their consideration. I am, Sir, very respectfully,  
Your obedient servant,  
Wm. G. Phillips



Delaware 4.7.24  
Morse Gould and Whitney  
London

Your letter  
received in reply I will  
say I have never at any time  
appeared in this or other books  
upon the subject and to read  
your letter withing to I have  
had at different times oppor-  
tunities of writing at times  
time I should be glad to  
to set a price upon them  
and will ask you to write

Dear Sir  
I have the honor to acknowledge  
the receipt of your letter of the  
10th inst. in relation to the  
loan of \$100,000 to the  
State of New York for the  
purpose of purchasing  
the bonds of the  
State of New York  
and I am glad to hear  
that you are  
very respectfully  
Yours truly  
Wm. C. C. B. B.

OFFICE OF  
W. F. CREITZ & CO.  
Successors to Priddyman & Co.  
Real Estate and Insurance Agents  
AND GENERAL BROKERS  
1 Street, Between Fourth and Fifth.

East Portland, Oregon, *January 26<sup>th</sup>* 1884

*Mrs. Stone, Mrs. & Miss*

Gentlemen - We are requested to write you about  
a *quitclaim* - Pay all tax on the *Reverend* property, make  
a compromise if possible on as equitable basis as  
possible with Mrs. Quinn, and get her receipt in full  
of all claims and demands *contracted* in a certain  
lease affair of which you <sup>know</sup> all the particulars.

Please do your utmost to settle the *above* business  
with Mrs. Quinn if possible. Or write on what  
basis it can be adjusted. Send statement of  
matter respecting rents, taxes &c -

Address - ~~211~~ care W. F. Creitz & Co. East Portland.

*Very, Respectfully*

*W. F. Creitz & Co.*  
East Portland, Ore.

Wm. W. Bushy

Chap. & Mason  
1887.

OFFICE OF  
The Pacific Rolling Mill Company,

No. 102 MARKET STREET.

P. O. Box 2022.

San Francisco 28<sup>th</sup> Jan'y 1884Messrs. Morse, Hoell + Whaley  
San Diego Cal.  
Gentlemen -

Your favor of 24<sup>th</sup> inst  
at hand. Enclosed please find Money Order  
for Eleven + <sup>50</sup>/<sub>100</sub> Dollars. in full for Taxes which  
you will kindly pay and oblige

Yours truly  
C. M. Kennedy,

Edw. Henry  
1857

Dec 21 1854

Comd at ...  
 Second Station ...  
 of ...  
 the ...  
 the ...  
 25 ...  
 34 ...  
 N 70 ...  
 70 ...

Also ...  
 the ...  
 the ...  
 the ...

and a right of way and the assigned money  
 toward the S. side of the S. E. Cor. of the said lot  
 is being a Canal sufficient to hold a row of  
 wagon wheels between the river and the  
 abutment of the said Canal.

Consideration \$1000.

Witness my hand and seal this 10th day of  
 the month of June 1881.

~~The sum of  
 \$1000.00  
 is hereby paid to the said  
 John J. ...  
 2 Receipts \$175.  
 Received \$325  
 Balance due \$225.00~~

~~The sum of \$1000.00  
 is hereby paid to the said  
 John J. ...  
 lot no 1 and 2 ...  
 lot no 3 and 4 ...  
 ...  
 ...  
 ...~~



17

18

1. The first part of the document  
describes the general situation  
of the country.

2. The second part

(1) /

(2)

San Diego, Cal. January 31<sup>st</sup> 1884

Received of John H. Snyder.

in part payment for Lot H Block 115 Horton's  
Addition, the sum of Twenty five Dollars,

the balance Two Hundred and Twenty Five Dollars  
to be paid

upon the production of a good and sufficient deed to said  
Lot H Block 115 Horton's Addition.  
free and clear of all encumbrances.

Witness our hands.

Morse Noel & Whaley.  
J. H. Snyder

sent to J. H. Snyder and  
C. Stabler.

1-31-84  
A. G. ...  
S. ...

Autumn

FEB

1884

FEB



Miss Mary A. Griffen.  
Feb'y 1884.

1000 2 cent of 1890

Lancaster Feb 25. 88

Co. Holman

Dear Sir

Dear Sir

Would you please let me know what kind of work you have done that would make a piece of 200 to 300 acres be bought for or near the San Diego river, if you are not able to inform me, please send this to some other agent & reply.

Yours with respect  
W. A. Chandler  
Lancaster, Pa.  
Holman Co.  
Care



G. A. Chandler.  
Feb 2. 54

Feb. 3, 1854

Miss Morse of Paol & Whaley

Dear Sirs, have been waiting  
patiently for the bank to send  
me the money, can't understand  
why it does not come.

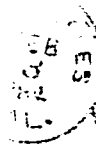
Please send me word, why  
by return of mail.

Your clients seemed anxious  
to occupy the house as soon  
as possible & I hastened to  
send, I did to the bank.

have heard from them, that  
they were waiting to have the  
money payed over to them a  
week ago. Please answer  
immediately, and oblige M. A.  
Cope, Los Angeles  
California

Morgan's Lane

3rd & Main Sts



NOTHING BUT THE ADDRESS CAN BE PLACED ON THIS SIDE.

Mrs Morse Noel & Whaley  
Real estate Agents, San Diego  
California

Dear Mr. [Name] -  
I am writing you to let you know  
concerning the 10 acres I own at [Address]  
I have not a moment more but what you had been  
wondering for some time for the same I do wish  
you would make an effort and I am willing to  
sell it for the same price as I am selling your  
property. I am of the opinion I shall sell it for  
one more in [Address] you can get \$17500  
I would like to see you and I will  
sell it for [Address] I will [Address] if you  
sign it over to me I will [Address]  
I can sell the two lots at 43 on BLK 170 - for \$4100  
clear of charge for me and the house as well as the  
whole block [Address] - We are willing  
to take less than one thousand dollars of charge  
for block 211 I do hope you will sell some  
of the property immediately and I would be glad  
to see at Cottage Grove some time soon  
Yours Respectfully [Signature]

A. J. Babb.  
Feb 4. 84

Philadelphia Feby 4. 1884.  
Messrs Morse, Yoell & Haley.  
San Diego - Cal.

Gentm,

Your favor of 25<sup>th</sup> Jan'y to hand.  
I enclose money order for \$1.00 as requested  
for amt of City Tax for 1883 on the 24 lots,  
and your bill - There was no disposition to  
treat you unfairly, or ignore your dues.

Your letter of 28<sup>th</sup> Dec was duly rec'd. I  
was on the point of answering as I rec'd a note  
from Mr Chamberlin saying he was getting  
ready to come here - Knowing there could be no  
further expense incurred by a little further  
delay, and as Mr. C.'s ac with me on former  
tax dues was unsettled I decided to await his  
arrival here - not knowing until I got your  
last letter that he had sent the money for  
the tax of 1883 - He sent it in response to a  
note rec'd from the County Collector in answer  
to enquiries made by him (Mr. C.) before my

suggestion to him an arrangement with you  
similar to the one with me.

Mr. C. is now here. and says he will  
gladly avail himself of the proposition you  
make to look out for his interests at  
\$1. per annum —

We are glad to know there is a  
prospect of getting your RR<sup>t</sup> difficulties  
settled, and hope your City may have  
the benefits of a substantial boom  
ere long.

Yours Truly  
M. H. Curtis.

Please forward tax receipt —

Mr. H. Curtis.  
11/18/81

THOS. E. METCALF.

M. G. MCKOON.

E. E. HALL.

BRANCH AGENCIES IN ALL THE PRINCIPAL TOWNS IN SOUTHERN CALIFORNIA.



*Metcalfe, McKoon & Hall,*

REAL ESTATE AND LOAN AGENTS,

19 NORTH SPRING STREET, opposite Post Office.

PAY TAXES.  
COLLECT RENTS.  
PURCHASE PROPERTY,  
AND  
LOAN MONEY FOR NON-RESIDENTS.

Los Angeles, Cal.

*Sept 7<sup>th</sup> 1884*

*Messrs Horse, Hall & Mahony  
San Diego Cal*

*Refined  
This will introduce  
Mr. W D Ferguson, who visits  
your place in search of  
a home. Any favors you  
may show him will be appreci-  
ated by your Respt  
Metcalfe, McKoon & Hall.*



Missy Ann Mac  
& Home

Feb 7. 84

Los Angeles

February 9. 1887.

Messrs. <sup>W. H. & C. O.</sup> Morse & Whaley.

Gentlemen I. P. Spillman has handed me one of  
Your Cards will you kindly give me some  
Information I wish to get about 3 acres of  
land near Santa Diego City either between San Diego  
City and National City or between San Diego <sup>City</sup> and  
Old San Diego will you kindly let me know about  
what the price will be and also the price of  
of your lots their location and size  
and other things.

J. C. Plummer.

Answered Feb. 21. Land for \$75 per acre within 2 1/2 miles of town.  
Nash's in Central Hornhead. 15000, 15 acres \$1000 - Advice of  
10 acre Spring Valley. Porter's at \$100 per acre.

J. E. Skinner.  
Feb'y 9<sup>th</sup>. 1884.

778 Stevenson St. Cor. 8th & 9th. S.F. Cal.

Feb. 12th 1884.

Messrs Snow, Walling & Halsey,  
San Diego, Cal., -

Your letter, containing a copy of Mr. Critz's letter, received. I waited a couple of days before replying, as I wished to consult my lawyer regarding the matter.

It is unnecessary for me to explain to you, how, as my mother's deed is not recorded, I can legally transfer the whole property to another person. I wish, however, to follow my mother's wishes. The corner house and lot she gave to me, the other (the hard finished one) to be her own. I have

tried to do something for my  
mother's interest; but my sister  
and brother employing other  
agents to work in an under-  
handed manner against me  
has given me considerable  
trouble. I wish mother's  
house and property to be hers and  
kept free from debt. Mine I  
have perfect right to do as I  
choose with. It is unneces-  
sary for me to say further to  
you, except that I wish you  
to find out, at once, the high-  
est net cash amount for which  
my house and lot could be sold  
the probabilities of its selling  
immediately, also the highest  
amount which could be obtain-  
ed on it by mortgage, and the  
interest thereby to be paid.  
Unless I could receive at least  
what it cost, I prefer mort-

65111

gaging to selling, but if there is  
a likelihood of any further  
trouble, I prefer to sell at  
once. I thank you for  
writing to me so promptly.

Will you recognize me as  
owner of the property, I pre-  
fer you to have nothing to do  
with any agents unauthorized  
by me; should my sister or  
brother become possessed of the  
property, you can, of course, trans-  
fer your business dealings to  
him or her. Please let me  
know if the houses are rented,  
and how the financial affairs  
stand. Should there be any  
further developments, please  
inform me at once —

Yours Truly — Valeria Brown

San Francisco  
Feb 27 1884.

Mr Noel Dr Sir

I not too much  
trouble. Please ascertain & inform  
me what Oliver "Cuttings" can be had  
for - I presume they could be had  
at the old Mission. I understand  
Mr Kimball asks for trees averaging from 4 to 6 feet  
high & 6 to 8 inches diameter.

Just you are doing something  
business in real estate.

Yours truly  
P. M. P.

H. D. Easton  
579 Montgomery St  
San Francisco

1/20 per 100

Mr. W. B. Easton.

Feb 12 1884

5



San Diego July 16<sup>th</sup>

~~G. M. Hitchcock & W. H. Mason to March 15<sup>th</sup> 6.00~~  
~~C. Decker Est for March to May 19<sup>th</sup> 25.00~~

Commencing at a point 15 chs N of the N.E. cor. of  
 P.L. 1343, run thence N. 5 chs. thence at r.a.  
 W 20 chs, thence at v.a. S. 5 chs, thence at  
 v.a. E. 20 chs to place point of beginning,  
 according to ~~Paseos map~~, containing 10 acs  
 being a portion of ~~Public Lth 1343~~ the S.E. 1/4 of  
 Public Lth 1344 containing 10 acs,  
 Paseos Survey. Containing

3300  
 66 / 320  
 5 / 660  
 330 / 1020  
 660

1680  
 1280  
 501 520  
 1280

660  
 52.80

~~Paid out~~

~~Mrs M. C. Bangs by on Harts Tract  
 on her property for Co. delinquent. 63.05~~  
 S.O. Union Annual 5.00

THOS. E. METCALF.

M. G. MCKEON.

E. E. HALL.

BRANCH AGENCIES IN ALL THE PRINCIPAL TOWNS IN SOUTHERN CALIFORNIA.



*Metcalf, McKee & Hall,*

REAL ESTATE AND LOAN AGENTS.

19 NORTH SPRING STREET, opposite Post Office.

PAY TAXES.  
COLLECT RENTS.  
PURCHASE PROPERTY,  
AND  
LOAN MONEY FOR NON-RESIDENTS.

Los Angeles, Cal.

*Feb 16<sup>th</sup> 1884*

*Mess Messrs Noel & Whaley,  
New Diego,  
Cal.*

*Gentlemen,*

*This will introduce  
Mess Richardson & Woodard  
who visit your City in  
search of Real Estate.*

*Any favors you may show  
them will be appreciated.*

*Yours Resp  
Metcalf, McKee & Hall.*

*Hall and his father were in San  
Diego Feb 12<sup>th</sup> 1884. Left Sunday  
Has left of finding lots.  
Wants to purchase R.R. franchise*

Milcalf m@Koonig Hall  
Feb 16. 87

Office of Shenandoah M. & M. Co.

Feb 21<sup>st</sup> 1884

Mesaville Cal.

Messrs. Morse, Morse and Whaley

Gentlemen

Enclosed please find check

#114 for \$75.00 which please place to credit of  
my a/c and oblige

Yours Truly

Eugene B. Leushing

E. B. Cochrane  
Feb. 21. 84

From  
**HAMILTON & CO.** } Dealers in Groceries, Hardware, Boots, Shoes,  
HATS, STAPLE DRY GOODS, etc.  
SAN DIEGO, CAL. *Feb 23* 1884.

Mr Nash requests me to  
give notice that for the present  
he withdraws his lands from the  
market

- Yours &c  
C. S. Hamilton

POSTAL CARD

SAN DIEGO

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

FEB 24 1904



NOTHING BUT THE ADDRESS CAN BE PLACED ON THIS POSTAL CARD

Mrs. Moore Roll & Kelly  
San Diego -

San Diego, Cal. February 21<sup>st</sup> 1884

Received of C. H. Low

in part payment for North half of 20 ac. lot No One,  
in Quarter Section One hundred and thirty one,  
National Ranch, containing ten acres of land, the  
sum of Twenty five dollars,

the balance, Four hundred and seventy five Dollars,  
to be paid

upon the production of a good and sufficient deed to said  
above mentioned property

free and clear of all encumbrances. Abstract furnished  
at expense of Seller

Witness our hands in Duplicate.

March 24, 83.

Deed Consummated.

One money paid to Express Co.  
\$4.70 and \$1.00 to us for abstract.

The said express charge \$2.70. Paid to Ball.

Wm. H. Mott & Whaley  
Agents of G. J. Babb.  
C. H. Low



3-27-84

Don't look to

W. H. Lowe  
Order 2/1/1884

W. J. P. M. W. C. Feb. 27. 54

To Portsmouth at San Diego Cal.

Dear Sir

Enclosed you will find 21<sup>cts</sup> in Postage Stamp. Will you be so kind and obliging as to send me the name and address of some Real Estate Agent or some one who can give me a description of your Town and County, & if you know of no such person will you, yourself be so kind and obliging as to give me a description. I am trying to find a dry and healthy Resort for persons suffering from Pulmonary Consumption and Throat Troubles. I wish to know the Mean Temperature in Winter, and the Mean Temperature in Summer, & also wish to know what diseases are most prevalent. Have you any or many original cases of Pulmonary Consumption? Bright Disease of the Kidneys? Have you much Septicemia? Have you much Typhoid Fever? Have you much Fever or

Intermittent Fever or Bilious or Remittent Fever: Is the following Contagious Diseases prevalent: Small Pox, Scarlatina, Measles, What is the Character of the Soil: Sandy or Clay? What crops are generally raised in the County? Are there much Woodland in the County? Are there many Branches or running Streams of water? Are there many Marshes or much low land. Is the Country hilly or undulating? Are there any Coal Mines in the County? What are Building Lots worth for foot in Town? Are there many Building Lots for sale? What are your Rates Charge for way and ferret for good Board? Are there many Hotels in Town? Are there many private boarding houses? Are there many Churches in Town and what denominations are they? Are there many Schools, any or many Graded Schools in Town? Are there many Physicians, and many Emigrants in Town? Are there private boarding houses in the County, or places where one traveling ~~and~~ get lodgings and meals? Are there many Schools in the County? Are there many Churches and what denominations? Are there many Farms for sale in the

County? What the price for good land for sale? Is the County  
thickly settled? Are there any Indians there?

You will do well to do me a great favor if you will yourself  
answer the questions I have asked or get some one to do so,  
and send it to me at Wincchester Concerning

I forgot to ask if you had many Thunder Storms during the  
Summer, and much rain, damp weather in winter?

Hoping I have not tired you with questions I remain

Yours very Respectfully

James E. Seawell, Jr.

P.S. Address me at Upper Marlboro, Prince  
George's County, Maryland.

Yours

J. E. S.

Geo: E. Seass. An. 27  
July 27/84

Feb 27. 54.

Assured that the property  
is worth about what assessed for  
in 1883. \$332. That it would probably  
not sell for more if offered at  
auction now. That when ad-  
ministrator is appointed the court  
will appoint a person who will  
determine more particularly  
the valuation.

M. N. G. Jr.

C. H. Pascoe  
Feb 15. 84.

Friedberg

San Francisco Feb 15 1884  
Mr. C. P. Auld,  
New York

Am in receipt  
of yours giving description of property in  
San Diego. Attached the Probate Court  
is requiring to be out Letters of  
Administration and the Judge should  
appoint an administrator and Receiver.  
The Court requires a valuation of the  
property in San Diego, and to  
show the amount of funds. The  
same will be required to forward.  
If you would be so kind as to  
forward a valuation, which will  
assist, facilitate the issuing of a









NOTHING BUT THE ADDRESS CAN BE PLACED ON THIS SIDE.



*[Faint, illegible handwritten text]*

Bassett Nelsr Febr 29<sup>th</sup> 1857  
Land Agent

San Diego Cal

Dear Sir

Will you be kind enough to answer  
a few questions in regard to your country as  
there is several in this vicinity who intend going  
west - the coming season first - What is the price  
of land per acre. what is the general production  
of your country. how is the climate soil &c  
what wages do they pay for labour of all kinds can a  
man make a living with a small capital if he is  
willing to work what class of people is your  
country mostly settled with, is Fruit-Raising very  
extensive in your country is your country  
level or mountainous would you advise a Northern  
man to settle in your country By answering  
the above and such other information as you can  
give you will confer a favor on your Respectly

Daniel Brooks

Bassett

Nelsr

Alan Brewster  
Friday 29. Sept

Febry 21. Dr. 1 pm  
Ad Reg meeting at pres-  
ent bank Mc Coy & Dwyer.  
Jours in Chan Whaley Cert

Charter Ordinance No 50  
~~was read~~  
now Charter passed and  
approved in words and  
figures following to wit:-  
An evening roll -

Truste Black votes say  
in Price a age  
in Jours in age  
in Dwyer about  
in Mc Coy absent  
then being 3 votes in the  
affirmative Charter Ordinance  
no 50 was accordingly  
adopted.

The Whaley drawing ord. \$5.00  
allowed and warrants orde-  
er drawn on your funds  
Board adjourned -

Portsmouth  
Minutes

February 21. 87

Wm Parsons of City of N. Y.  
to  
Chas B. Richards.

Recd. Mar 12th 1884. Debt Claim.

Cons: \$500. Rendered Book 46 - page 57  
at request C. B. R. Mar 24, 84.

Conveys Lots 7 & 8. 13/2 10 Middleton Jackson's Prop. 1/4. and  
Lot 7 - 756. of New Sandring. Office Mar. 1886  
Witness: Wm Reich. Signed William Parsons.  
at City Mar 22. 84. before Wm Reich. N. Y.

from the abstracts of San Diego County,  
affecting property of C. B. Richards.

Page 1.

J. A. Ferrer  
to  
Dolores Aguirre

Decd. date May 1. 72. Recorded Book B - p 247.  
Cons: Accounts.

Conveys: Lots G - Blk 756. New San Diego.

Dolores Aguirre  
to  
C. B. Richards.

Decd. Dec. 29. 74. Grant, Bargain & Sale.  
Cons \$400. Recorded Book 25 - p 82.

at request of C. B. R. Oct 29. 74

Conveys Lot G - 57. Gray & John Survey. N. S. D. or

G - 756. Procs Survey. 50ft on State St, 100ft on 6th St, N. S. D.

C. P. Noell.  
to  
C. B. Richards.

Decd. May 10. 75. Grant.  
Cons: \$500. Recorded Book 25 - p 395.

at request of C. B. R. May 10. 75

Conveys Lots 73 & Blk 10 and Lots 5 & 6. 738. 1376 sq. ft. each being 50x100 ft according

to map of Middletown by Jackson.

C. B. Richards  
to  
Wm Parsons.

Decd. March 21. 76. Grant, Bargain & Sale.  
Cons: \$14,700. Recorded. Book 27 - p 481.

at request of Wm Parsons, March 20. 76.

Conveys 40 A in S.W. 1/4 Public Lot 1783; Lot G - 756. N. S. D.; Lots B & F - 144 Historic Ad.

78-10; 56. 738-64; 7. 839-77; all Blk 79 and Lot 61, in P. B. Right of Way through Middletown, according to map of Middletown by Jackson.

Wm Parsons  
to  
Mrs M. V. Houston.

Decd. Mar 22. 76. Grant, Bargain & Sale.  
Cons: \$5,000. Recorded April 1. 76. 9 1/4 a.m. in  
Lib. 27. p 483.

at request of Mrs M. V. Houston.

Conveys all those lots described in decd Mar 21. 76 from C. B. Richards to

Wm Parsons, as follows: 30 A undivided in S.W. 1/4 Public Lot 1783, also lot 50x100 ft E. of blk 44, being 1/2 of 100ft square lettered B and F, being 1/2 of lot 100x100 ft in Historic Ad. to San Diego;

Feb 25/84. C. P. Noell, purchased at S & Go Pay Co. Lot 7, 18 - Blk 10 N. S. D. and for pay 1883  
 cart. 1878 & 1879 which belong to  
 Richards, to be conveyed to Wm Parsons  
 in 1876. N. S. D. and map of Middletown  
 and abstracts of Richards under  
 name 718534.



Wm Richards.  
To  
Jane Richards.

Deed. April 1. 76. Grant, bargain & Sale.  
Cons: \$10,000. Recorded Lib: 27, p. 486.

at request of Jane Richards 4/27/76

Conveys: designated on map City of San Diego as Lot Cor 5th & E. St. 50x100 ft. a corner lot 50x100 ft cor E and Clats Streets with improvements; also 2 lots of 100 ft square, cor A and Union Sts near Cash House, also 3 lots 100 x 100 ft. S. E. Cor Block 77, close to P. R. and Bay, also 10 acres of land near the City of San Diego, underlaid with coal adjoining the ocean and commanding a view of the City, Bay and Ocean.

C. B. Richards.  
To  
L. E. Bulkeley.

Deed. April 5. 76. Grant, bargain, sale, convey & confirm.  
Cons: \$100 and the int. Cons: Recorded Lib: 27, p. 496.

at request of L. E. Bulkeley, 4/10/76

Conveys 40 A in S.W. 1/4 Public Lot 1783, Lot G- 1366 756, near San Diego, Lots E and F- Blk 44, Horton's Ad. Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61. Right of Way Middleton, Jackson's map.

Wm Richards & Ann Richards his wife.  
Charles B. Richards.

Deed. Nov 8. 69. Quit. Recor & Quit claim.  
Cons: \$500. Under Sheriff's Execution. Recorded Lib: 28, p. 66.

at request of C. B. R. April 28. 1876.

Conveys: und. p. int of P. L. 1801, 2/1803, P. L. Map, contg 123 2/300 acres.

(Note: (wife does not act separate & apart from her husband.)

C. B. Richards.  
To  
Joseph Richards.

Deed. May 6. 76. Grant, carries all covenants of bargain & Sale.  
Cons: \$400. Recorded in Lib: 28, p. 369

at request of C. B. R. May 6. 76.

In Superior Court San Diego Co,  
Occ Southern R. R. Co:  
P. A. Kimball. Mary B. Houten et al

March 13. 82.  
Consideration \$19.  
Recorded in Lib: 42, p. 295.

In Superior Court San Diego Co.

Case Southern P. R. Co.

P. A. Kimball. Mary C. Houtchess

March 13. 82.

Consideration p. 19.

Record in Lib: 42 p. 295.

Occurs portions of Lots 5 & 6. Block 64. Middle Town.  
for Right of Way 100 ft wide.

San Diego, Oct 5, 1883.

Conveys: P. Lots 1281, 1286, 1288, 1289, 1285, 80 acres in and along N side P.L. 1265, 40 acres in and along W side P.L. 1280, 40 acres in and along W side 1297, 80 acres in E 1/2 P.L. 1784 P.L. 1801 & 1802, according to official map.

find no deed from [unclear]

Wm Parsons.  
Wm Newshaw.

Decd. Aug 7. 76. Permit. Release & Quitclaim.  
Cons: \$1000 Permitted in Lib 39, p. 17.

Previously owned by Wm Parsons to Jane Richards April 1. 76. at request of W. Richards. Sept. 23. 76.

cannot be located from description.

Conveys: in the County and Township of San Diego, State of Calif, being 1/2 int. und. of 40 A. Sec. 10 & 11 as P.L. 1783, S.W. 1/4, also a cor. lot 50 x 100 ft on Cor. E and State Streets in Block in City of S.D., also 2 lots or 100 ft egr on the Cor. of A and Union Sts in Block in City of S.D., near Court House, also 3 lots lettered in feet on S.E. Cor. Blk 74, also to the R.R. and Bay in S.D. City, State Calif. of San Diego. The above property more particularly described in a deed from E.B. Richards to Wm Parsons.

Jane Richards.  
William Parsons.

Decd. Sept 5. 76. Permit. Release & Quitclaim.  
Cons: \$1000 Permitted in Lib 29, p. 15.  
at request of Wm Parsons. Sept. 23. 76.

cannot be located from description.

Conveys: designated on city map of S.D. as a lot cor. State and E. Street (60 x 100 ft) also 2 lots of 100 ft egr on Cor. A and Union Sts, near Court House, also 3 lots of 100 x 100 ft S.E. Cor. of Blk 77 also to the R.R. and Bay, 1167.8 39, also 10 acres of land near the City of S.D. in Public Lot 1783, S.W. 1/4.

find no deed on [unclear] regarding this property to [unclear] (see [unclear] 1. 76. [unclear])

M. O. Steuten, (wife of J. O. Steuten)  
H. P. Frazer.

Decd. Sept 6. 76. Grant Bargain & Sale.  
Cons: \$2,500 Permitted in Lib 28, p. 480.  
at request of E.B. Richards Sept. 11. 76.

Conveys: Lot G. Blk 75 b. near San Diego. Poor's map. also lots 738, Blk 10. Blk 75 39. Blk 74 according to map Middletown by Jackson.

Page 4  
just received from  
the...

C. B. Richards  
vs  
John Parsons & Webster King.

Agreement Sept 6. '76. Recorded in Lib. 29, p. 101.  
at request of J. B. Richards Sept 23. '76.  
Cons: \$75. Payment in full for certain Real Estate.

Conveys: as described in deed made Mar 21. '76. to the Parsons of San Fran-  
isco, and against whom I commenced suit in Dist. Court 12<sup>th</sup> Judicial Dist. S. F.  
to recover said real est. or the purchase money therefor, made in Cons: of '76, and  
all costs of suit to be paid by Parsons & King. Sheriff to execute further action in law  
and withdraw the notice of Lis Pendens recorded in J. D. Co. and quit claim  
all my right title and int. in and to the same, unto the sd Parsons & King  
and to their heirs and assigns forever.

Henry R. Franckes  
vs  
Joseph Richards.

Decr. Sept 8. '76.  
Cons: \$2,000. Recorded in Lib. 32, p. 300.

at request of J. B. Richards Aug 20. '76.

Conveys: Lots 17 & 18. N. S. D. official map made by P. D. Co. and  
lots 7 & 8. Blk 10 according to Middletown map. Jackson.

Between L. E. Bulkeley and  
vs  
Mr. Henshaw the party of the 2<sup>d</sup> part.

Decr. Oct 21. '76. Quit Claim.  
Cons: \$100. Recorded in Lib. 29, p. 100.

at request of J. B. Richards Oct 24. '76.

Conveys: all that certain property conveyed to him by C. B. Richards  
April 5. '76. record of Apr 10. '76. in Lib. 27, p. 498 of San Diego Co.

Joseph Coyne, Sheriff  
vs  
Robert Johnson.

Sheriff's fee same judge Sept 30. '76.  
against C. B. Richards.  
Cons: \$3,875.75. Recorded in Lib. 29, p. 50.

Conveys: Lots E & F. Blk 44. Artown add.

J. L. Rouse  
vs  
Chas Richards.

Decr. Mar 26. 80. Quit Claim.  
Cons: \$50. Recorded in Lib. 34, p. 435.  
at request of J. L. Rouse Mar 25. 80.

Conveys: one undivided equal to 356 acs of land known as Ex. Mission lands.

Feb 1884  
Richards.

just received from  
the...

MAR

1884

Man

1. amount for ... .. 1850 for 1 yr  
 at ... ..  
 ... ..

March 15. High Scyph he can have the money  
 for a longer time, at the same rate, and perhaps  
 \$100 more in about 2 weeks from now by  
 giving another note, at same rate.  
 Anderson near 18th (See Green Book.)

U. S. C. 3. 18

Y. C. 1. 1. 1. 1. 1.

*[Faint, illegible handwritten text, possibly bleed-through from the reverse side of the page. The text is mostly illegible due to fading and bleed-through.]*

SUBSCRIPTION,  
\$2.50 per annum.

OFFICE OF

ADVERTISING,  
at moderate rates.

# The San Diego County Star.

SAN LUIS REY, CALIFORNIA.

FRANCIS H. WHALEY, EDITOR AND PROPRIETOR

March 5, 1884.

Dear Father:

Yours of the 26<sup>th</sup> ult.  
came to hand last Saturday,  
over O'Connell's route, via Bismarck.

Two Packages of paper received -  
one by rail last Thursday and one  
by Seely last Monday, together  
with Quinn's and Denis's. This is all  
the mail of any importance that  
I have received to date. Nothing  
from the north yet.

It commenced raining here again  
last Monday afternoon and has  
continued so doing up to the present  
time. When it is going to let up,



The Lord only knows. - 4 inches  
has since Monday - 22 inches  
for the season. Our river is forming  
again and Dulup stages  
cannot get across - "Worse and  
more of it" seems to be the order  
of the day. Work has been sus-  
pended on the R. R. on account  
of the storm, and some of it has  
again been washed out. Below  
here: I want to get into town but  
it is impossible to do so now. Every-  
body is feeling good and large crops  
will be harvested.

My foot is getting better. I am off  
of crutches, but cannot wear my  
boot yet. My man left me Sunday  
and I am doing my work all right.

Love to all at home.

It is raining like } You are  
to - I am } Frank.

Regards to Mr. Morse.

SUBSCRIPTIONS,  
\$2.50 per annum.

OFFICE OF

ADVERTISING,  
at moderate rates.

# The San Diego County Star,

SAN LUIS REY, CALIFORNIA.

FRANCIS H. WHALEY, EDITOR AND PROPRIETOR

March 20 1884

Dear Father:

This will introduce to you  
Mr. Wm. Whipple of this place, who goes in  
to town in my buggy. Please send  
me by him one year of newspaper,  
and pay I should \$20.00 on account.  
if you have it on hand.

My commissions I have sent back  
to Sacramento for correction. I re-  
ceived a letter from Henry Wiley to-  
night in which he tells me send back  
commissions, as a mistake was made  
— San Diego instead of San Luis Rey —  
on that point is Ch. Mark Morse, M.C.  
Cory or Witherby for me if they will so

on my bond, if you ~~can~~ make out  
bond and send to me for signature  
etc. I will be in town just as soon  
as I receive commission from Duran-  
mont.

✓ Hope all are well at home.  
Things are wet out here and it  
looks like more rain tonight.

Yours truly  
Frank

Mr. Griffie will leave San Diego  
for this place on Wednesday morn-  
ing.

Frank

LAW OFFICE OF  
J. H. SMYTH,  
623 Montgomery Street.

San Francisco, March 12<sup>th</sup> 1884

Messrs Morse, Hoell & Whalley,  
San Diego Cal.

Gentlemen -

Enclosed you will find papers in the appreciation of the real estate of Mrs Pascoe deceased.

You will see that the Judge appointed Messrs Morse, Whalley and Mr. Wallace Leach of your place.

You will please file the affidavit on first page signed and sworn to.

You will please return value each lot separately in bill out.

Of course no valuation is required of the personal property being money.

Upon return I will have the administrator remit the amount covering the expenses of appointment - bill up bill out as per bill in the blank.

J. H. Smyth  
attorney  
Est. Ellen Paves.  
March. 12. 1884

Consolidated Bank of San Diego

San Diego, Cal., March 14<sup>th</sup> 44

Messrs. Morse, Woell, & Whaley  
City.

Dear Sirs:

When the sisters get the balance of the money to pay for that block, it will probably be in the form of Exchange, which we should like instead of coin. As the deed is in escrow in the Thomas Bros. bank, the exchange may be taken there instead of being brought here. As we are entitled to whatever benefit may be derived from the payment in exchange instead of in coin, will you kindly see that the exchange is brought here instead of being paid over to the Thomases? By so doing you will much oblige

Yours Truly  
Bryan Howard, Cash.

**SPECIAL ADVERTISING RATES FOR COUNTRY REAL ESTATE**

**THE MORNING CALL**  
**SAN FRANCISCO**  
 DAILY CALL, 10 cents per square line  
 WEEKLY CALL, 10 cents per square line  
 in your Daily and Weekly  
 insert for each insertion in one  
 advertisement, and for the first  
 of the month subsequent line  
 insert as for first  
 THE MORNING CALL CO.  
 225 MONTGOMERY ST.  
 SAN FRANCISCO

on of advertisers is respectfully called to the minutes of a meeting, held by the COMMISSIONERS, said action having been taking the Board to place all advertising for materials, in the official newspaper, and in newspaper having the largest circulation. affidavits of the business manager and per and based upon the average daily cir- preceding the time proofs were asked for.

aving left a copy of following notice at the offices pers: THE DAILY MORNING CALL, The San California, The Daily Examiner, THE DAILY Daily Evening Post.

OFFICE OF THE CITY HALL COMMISSIONERS, SAN FRANCISCO, May 19th, 1882.

proposals for work and materials on New City advertisement to be published in newspapers out will, if you desire, furnish us with an affidavit deliver the same at the Mayor's office by 12 M.

M. C. BLAKE,  
 H. BRUCKWELD,  
 J. F. COWDERY,  
 New City Hall Commissioners.

"On motion the Secretary was directed to advertise for proposals for work to be done and materials to be furnished in the Daily Reporter, said newspaper being the official newspaper of the City and County of San Francisco, and THE DAILY MORNING CALL, and THE DAILY EVENING BULLETIN, said DAILY MORNING CALL and DAILY EVENING BULLETIN being found to be, from the evidence before the Commissioners "the morning and evening newspapers published in the City and County of San Francisco, having the largest circulation."

Similar action had been taken in previous years, and again on Tuesday, the 4th instant, when the same results were found, that THE MORNING CALL and THE EVENING BULLETIN were "the morning and evening newspapers published in the City and County of San Francisco having the largest circulation."

SAN FRANCISCO, December 12, 1883.

III

Mar 14 1884

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poraries.

It will be found to monopolize such.  
 That The Call's circulation is far greater than any  
 other San Francisco newspaper is a fact well

SIR :

The attention of advertisers is respectfully called to the following extracts from the minutes of a meeting, held by the BOARD OF NEW CITY HALL COMMISSIONERS, said action having been taken under the law compelling the Board to place all advertising for proposals for work and materials, in the official newspaper, and in the morning and evening newspaper having the largest circulation. This being determined by affidavits of the business manager and pressman for each newspaper and based upon the average daily circulation for the six months preceding the time proofs were asked for.

"The Secretary reported having left a copy of following notice at the offices of the following named newspapers: THE DAILY MORNING CALL, The San Francisco Chronicle, The Alta California, The Daily Examiner, THE DAILY EVENING BULLETIN, and The Daily Evening Post.

OFFICE OF THE CITY HALL COMMISSIONERS,  
SAN FRANCISCO, May 19th, 1882.

Being about to advertise for proposals for work and materials on New City Hall, and the law requiring such advertisement to be published in newspapers having the largest circulation, you will, if you desire, furnish us with an affidavit as to your daily circulation and deliver the same at the Mayor's office by 12 M. to-morrow.

M. C. BEARF,  
H. BROCKWEDDEL,  
J. F. COWDERY.

New City Hall Commissioners.

"On motion the Secretary was directed to advertise for proposals for work to be done and materials to be furnished in the Daily Report, said newspaper being the official newspaper of the City and County of San Francisco, and THE DAILY MORNING CALL, and THE DAILY EVENING BULLETIN, said DAILY MORNING CALL and DAILY EVENING BULLETIN being found to be, from the evidence before the Commissioners "the morning and evening newspapers published in the City and County of San Francisco, having the largest circulation."

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SAN FRANCISCO, December 12, 1883.

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Mar 14 1884

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It will be found to monopolize such.  
That the Call's circulation is far greater than any  
other San Francisco newspaper is a fact well



the

**Daily Morning Call**  
OFFICE.  
525 MONTGOMERY ST.

San Francisco, Mar 14 1884

Morse Noells Whalley

Dear Sir: Believing that we can be mutually  
benefitted—we beg to suggest that if offerings of  
property for sale in your hands, were made in the  
columns of The Call, that you would more speedily  
dispose of the same and at enhanced prices.

Purchasers would, not only be found in San Fran-  
-cisco, but the wide circulation of The Call throu-  
-gh-out the state, would enable you, through its  
agency, to secure buyers at other points.

We can offer no better evidence of the value  
attached to The Call's advertising by our local  
Real Estate agents, than by sending you a  
copy of the paper itself and asking you to com-  
-pare its columns with those of any of its contem-  
-poraries.

It will be found to monopolize such.  
That The Call's circulation is far greater than any  
other San Francisco newspaper is a fact well

known. We inclose herewith a printed circular bearing on this point.

In order to place our columns within your reach, we offer you the accompanying special rate. We need hardly say that it is less than the price charged local Real Estate dealers. We solicit at least a trial from you

Respect.

S. J. Call Co.

per Jno White.

Don't miss Call  
advertising rates  
1884  
11/11/14

Albion Robinson  
Nov. 16. 84.

Brighton Nov 14/84

Postmaster

Dear Sir

I wish  
that you would be so kind  
as to give me a little infor-  
mation about your City. Let  
me know whos the Show  
would be for a Carpenter  
and what Carpenters wages  
are. I am an Old Californian  
have been here in Nebraska  
one year and am sick of it

and I can tell you when the  
thermometer get down to 32° below  
zero it puts me in mind of  
getting back to California &  
if you will please drop me  
a line & send me one of you  
papers you will oblige

Alson Robinson  
Brighton  
Hwy Co  
Neb

SUBSCRIPTION,  
\$2.50 per annum.

OFFICE OF

ADVERTISING,  
at moderate rates.

# The San Diego County Star,

SAN LUIS REY, CALIFORNIA.

FRANCIS H. WHALEY, EDITOR AND PROPRIETOR.

March 16<sup>th</sup> 1887.

Dear Father:

Will you be so kind  
as to go to Schneider's and  
have him send me by stage,  
as soon as possible, one or two copies  
of newspaper. Tell him that I will  
settle with him just as soon as  
I can get to town.

Everything is soaked out here,  
roads foggy and almost impassible,  
in fact, things generally are in a  
deplorable condition. But we  
can stand it for it is going to

make lively times for us for two or  
three years to come at least.

Crops are looking nicely  
and the harvest is going to be  
a large one.

I told Fisher to get me papers  
as he went to San Diego last Fri-  
day, and for fear that he may  
forget to do so, I ask you to at-  
tend to it for me.

I am to all at home. Tell  
them I will be in town just  
as soon as pleasant weather  
sets in, as now a fellow is liable  
to get caught in a storm most any  
time now a days.

Yours truly,

Frank.

March of June  
1884

Rep: Co: Cen: Com; add: fm Mar 29. to Apr 19.  
B. Hoffman add: fm May 10 to June 9. 84 -  
Conklin & Hunsdker } from Rep: 1. 83 to }  
Mar 31. 84 } yards.

1830
1750
1200
100

Get...



RECEIPT FOR CANCELLATION.

POLICY No. ....

RETURN PREMIUM.....

188

Received of THE STATE INVESTMENT AND INSURANCE COMPANY,

Dollars, Return Premium,

in consideration of which this Policy No.

is hereby cancelled and surrendered to the Company.

Insured.

*Deputy*



THE

State Investment and Insurance

COMPANY

OF SAN FRANCISCO, CAL.

Principal Office, 218 & 220 Sansome Street, S. F.

*Levi Chase*  
*Adam Disgen, Cal*

\$2000.

Premium, - \$3500

Plus

\$

This Policy will Expire

*March 17<sup>th</sup> 1884*

A. J. Henry, Printer, 218 & 220 Sansome St., S. F.

SPECIAL NOTICE.

This Policy will be void, should the premium remain unpaid thirty days after its issue, unless extension of time is granted from the Head office.

All premiums are due and payable at the office of the Company in San Francisco, but for the convenience of Policy holders, residing at a distance, they may be paid to an agent, but only on the production of a receipt signed by the Secretary or Cashier, who are alone authorized to sign receipts, on the part of the Company. When receipts are delivered to a policy holder by an Agent, such Agent must countersign the same as an evidence of payment to him.



PRINCIPAL OFFICE 218 & 220 SANSOME ST.

BY THIS POLICY OF INSURANCE

In Consideration of Thirty Five Dollars

(TO THEM TO BE PAID BY THE INSURED HEREINAFTER NAMED.)

Do Insure Levi Chase

AGAINST LOSS OR DAMAGE BY FIRE TO THE AMOUNT OF

Two Thousand Dollars

IN UNITED STATES GOLD COIN.

On his Two Story Frame Building, situate on the South side of the Plaza,  
Between Third, and Fourth Streets, Norton's addition, to  
San Diego Cal.

\$ 2000

1 3/4 %

\$ 35.00

1 And this said Company agrees to make good to the assured, or his legal representatives, all such immediate loss or damage, not exceeding in amount  
 2 the sum insured as aforesaid, as shall happen by fire to the property above specified, from the 17<sup>th</sup> day of March

3 1884 at noon, to the 17<sup>th</sup> day of March 1884 at noon. The amount of such loss or damage to be estimated

4 according to the actual cash value of the same at the time of the loss, and to be paid sixty days after the notice and proofs of the same made by the assured and received at the office of this Company, in accordance with  
 5 the terms of this Policy hereinafter mentioned; but provided, in case differences shall arise touching any loss or damage, after proof thereof has been received in due form, the matter shall, at the written request of either party, be  
 6 submitted to arbitrators indifferently chosen, whose award in writing shall be binding on the parties as to the amount of such loss or damage; but shall not decide the liability of this Company under this Policy. It being  
 7 understood, as a condition of this contract, that this Company may repair, restore or replace the property lost or damaged, on giving notice of such intention within sixty days after receipt of proof herein required; in which  
 8 case the assured shall furnish when required plans and specifications of the property destroyed, and that there shall be no liability under this Policy for loss by theft or after a fire, nor for loss caused by public enemies,  
 9 invasions, insurrection, riot, civil commotion, military or usurped power; nor for loss caused by lightning, or for any loss caused by the explosion of gunpowder, cam-bone, gas, or steam boiler, or explosions of any kind,  
 10 or for any damage by earthquake, nor for loss caused by the falling of any building insured, or containing property insured by this Policy, or by the ensuing therefrom; nor for loss or damage caused by removal of property  
 11 from a building when there is no loss by fire, unless such removal was necessary to preserve the property, in which case the damage shall be borne by both parties, in proportion as the whole sum insured bears to the whole  
 12 value of the property insured; nor for loss or damage caused by neglect to use all practical means to save and preserve the property from damage, at or after the fire; and there can be no abandonment to the Company  
 13 of the property insured.  
 14 If an application, survey, plan or description of the property herein insured is referred to in this Policy, such application, survey, plan or description shall be considered a part of this contract, and a warranty by the  
 15 assured; and any false representation by the assured of the condition, situation, or occupancy of the property, or any omission to make known every fact material to the risk, or any over valuation, or any misrepresentation  
 16 whatsoever, either in a written application or otherwise, or shall hereafter make any other insurance on the property herein insured, or any part thereof, without the consent of the Company written hereon, or if the above  
 17 mentioned premises shall be occupied or used so as to increase the risk, or become vacant and unoccupied, or the risk be increased by the erection of adjacent buildings, or by any other means whatever within the control  
 18 of the assured, without the written consent of the Company indorsed hereon, or if the property be sold or transferred, or any change takes place in title or possession, whether by legal process or judicial decree, or voluntary  
 19 transfer or conveyance, or if this Policy shall be assigned before or after a fire, without the consent of the Company indorsed hereon, or if the assured shall keep or use upon the said premises gunpowder, or phosphorus, or rock or  
 20 earth oils, or benzine, benzene, or naphtha, lamp-glass, spirit gas, or chemical oils, or any explosive substance, without written permission in this Policy; or for neglect or violation from the laws or police regulations made  
 21 to prevent accidents from fires; or if the building insured stands on leased ground, and is not so designated in the contract, and so expressed in the written part of this Policy; then and in every such case this Policy  
 22 shall be void; provided however, that without such written permission the assured may keep upon the said premises, for sale, not exceeding twenty five quarts of gunpowder, if the same be kept in close tin canisters, and  
 23 be sold only by daylight; and that he may also keep for sale or use upon the said premises, not exceeding the quantity of petroleum or coal oil.  
 24 Insurance once made may be continued for a further term, the premium thereon being paid, and a renewal receipt given for the same; and it shall be considered as continued under the original representation; but in  
 25 case there shall have been any change in the risk, either within itself or by adjacent buildings, not made known to the Company by the assured at the time of the renewal, and specifically entered in writing on the Policy  
 26 renewed, this Policy and renewal shall be void.  
 27 This insurance may be terminated at any time at the request of the assured, in which case the Company shall retain only the customary short rates for the time the Policy has been in force. This insurance may also  
 28 be terminated at any time at the option of this Company, by giving notice to that effect, and reserving a certain proportion of the premium for the unexpired term of the Policy.  
 29 In case of loss, the assured shall give immediate notice thereof, and shall render to the Company a particular account of said loss, under oath, stating the time, origin and circumstances of the fire; the occupancy of  
 30 the building insured or containing the property insured; other insurance, if any, and copies of the written portions of said Policy; the whole cash value and ownership of the property; and the amount of loss or damage;  
 31 and shall produce the certificate under seal of a magistrate, notary public, or commissioner of deeds, bearing the place of the fire, and the contents in the loss or related to the assured, stating that he has examined the  
 32 circumstances attending the loss, knows the character and circumstances of the assured, and verily believes that the assured has without fraud, sustained loss on the property insured to the amount claimed by the said  
 33 assured. In no case shall the claim be for a greater sum, in the event of partial loss, than the actual damage to the property; or in the event of total loss, than the cash value of the property at the time of the fire; nor  
 34 shall the assured be entitled to recover under this Policy any greater proportion of the loss or damage than the amount hereby insured bears to the whole sum insured on said property.  
 35 Assessors, unless the assured owns the property, must make the proof hereby required. If necessary, the assured shall produce Books of Account and other proper vouchers, and all property hereby insured, whether  
 36 damaged or not damaged, and be examined under oath, by any person appointed by the Company, touching all questions relating to the loss, and shall submit to such examination when required in writing.  
 37 Damage in property insured under this Policy, unless the amount of such damage is agreed upon between the assured and the Company, shall be appraised by disinterested and competent persons mutually agreed  
 38 upon by the party. When personal and other property is damaged, the assured shall put it in the best order possible, and make an inventory thereof, naming the quantity and cost of such article, and upon each article  
 39 the damage shall be separately appraised; and the Company shall have the right to take any of the damaged articles at the valuation fixed upon them under this appraisal; and the detailed report of the appraisers, in  
 40 writing, under oath, shall form a part of the proofs herein required, each party paying one half the expense of appraisal; and until such proofs and certificates are produced, and examination and appraisal permitted, the  
 41 loss shall not be payable. False swearing, fraud, or attempt at fraud, on the part of the assured, shall cause a forfeiture of all claim under this Policy.  
 42 It is agreed by the assured in accepting this Policy that, in case of loss, the assets and property of the Company shall alone be held for the payment of such loss, and that none of the Stockholders or Officers of the  
 43 Company shall be held liable for the payment of the same; all right to hold such Stockholders or Officers individually liable, given either by the Constitution or any law of the State of California, being hereby expressly  
 44 waived by the assured.  
 45 Recourse to be on the basis that in no event shall the liability be for a greater sum than such portion hereby reserved hereon to the whole sum insured by the Company reinsured; and, in case of loss, payment  
 46 shall be made pro rata, and in the same time and manner as by the Company reinsured.  
 47 It is further expressly covenanted by the parties hereto, that no suit or action for the recovery of any claim by virtue of this Policy shall be sustained in any Court of law or chancery, unless commenced within twelve  
 48 months next after the loss shall have occurred; and should any such suit or action be commenced after the expiration of the aforesaid twelve months, the lapse of time shall be taken and admitted as conclusive evidence  
 49 against the validity of such claim, and statute of limitations to the contrary notwithstanding.  
 50 N. B.—Books of Account, Securities for Money or Property, Evidence of Title, Bonds, Writings of any kind, Money, Bullion, Plate, Plated Ware, Jewels, Watches, Medals, Engravings, Paintings, Printed Music,  
 51 Sculptures, Ornaments, Musical and Scientific Instruments (except Pianon and Violin), Drawing Boards, Maps, Charts, Compasses, Plate Glass in Doors and Windows, when plates are the dimensions of three square feet or more,  
 52 Awnings, Privies, Out-Buildings, Store Furniture and Fixtures, Patterns, and Fire-iron Walls, are not insured unless particularly mentioned in the Policy.  
 53 This Policy is made and accepted upon the above express conditions.

In witness whereof, THE STATE INSURANCE AND FIRE INSURANCE COMPANY have caused these presents to be signed by their President, and attested by their Secretary, in the City and County of San Francisco,  
 and State of California, this 23<sup>rd</sup> day of February A. D. 1884.

Chas. H. Cushing Secretary. A. Bryant President.

The State Investment and Insurance Company hereby consent that the interest of .....  
in the within Policy, subject to all terms and conditions therein mentioned and referred to, be assigned to .....  
188

For Value Received, ..... hereby transfer, assign, and set over unto .....  
and ..... assigns, all ..... title and interest in this Policy, and all advantage to be derived therefrom, subject to all the terms and conditions therein mentioned  
and referred to, ..... 188

WITNESS hand and seal this ..... day of ..... 188

SEALED AND DELIVERED IN PRESENCE OF



The State Investment and Insurance Company hereby consent that the interest of .....  
in the within Policy, subject to all terms and conditions therein mentioned and referred to, be assigned to .....  
188

For Value Received, ..... hereby transfer, assign, and set over unto .....  
and ..... assigns, all ..... title and interest in this Policy, and all advantage to be derived therefrom, subject to all the terms and conditions therein mentioned  
and referred to, ..... 188

WITNESS hand and seal this ..... day of ..... 188

SEALED AND DELIVERED IN PRESENCE OF

*Amended*  
STATE INVESTMENT AND INSURANCE COMPANY.

PRINCIPAL OFFICE, 214 AND 220 SANSONE STREET.

FIRE AND MARINE.

Received of

*San Francisco,*  
*Levi Chase*

*Nov. 17 - 1883*  
*Thirty Five Dollars,*

*Being Premium on Policy No. 35399 issued by this company.*

*35.*

*J. Stewart Cashier.*

J. B. W.

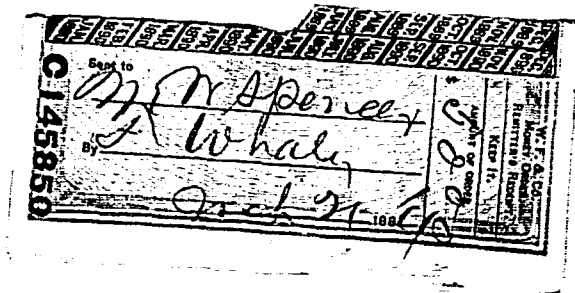
Say Luis Rey,

Mich. 21, 1884.

Dear Father:

On Monday please see  
O'Riordan and Dave Dinn and  
me out one bundle of papers. I have  
not one sheet in the office. Also see  
if you can get some ink for me  
from the Union Office in the can  
which I sent in, now at the Sun of-  
fice. I am out of that article also. Pay  
for the ink.

The weather has become pleasant



and the country is looking beautiful  
and out this way; but I think the  
indications are good for a "big"  
storm at the end of the month.

Will be in just as soon as I can  
get there.

I am still going around with  
my slippers on. My feet do not  
hurt at all, but it is a little out-  
ten and tender, and I cannot  
wear a boot yet.

Love to all at home.

Yours truly,  
Frank.

REMITTER WILL KEEP THIS RECEIPT TO OBTAIN REFUND IF ORDER IS LOST.  
THE EARLIEST PRINTED DATE ON ORDER INDICATES THE PERIOD  
BEFORE WHICH THE ORDER IS PAYABLE—after that date it will only be paid in  
accordance with conditions of issue.  
THE SIGNATURE OF REMITTER IN INK, ON OTHER SIDE, WILL PREVENT  
FRAUDULENT REFUND.

THOMAS E. METCALF.

M. G. MCKOON.

E. E. HALL.

BRANCH AGENCIES IN ALL THE PRINCIPAL TOWNS IN SOUTHERN CALIFORNIA.



*Metcalf, McKoon & Hall,*

REAL ESTATE AND LOAN AGENTS.

19 NORTH SPRING STREET, opposite Post Office.

PAY TAXES,  
COLLECT RENTS,  
PURCHASE PROPERTY,  
AND  
LOAN MONEY FOR NON-RESIDENTS.

Los Angeles, Cal.

*Feb 20th 1884*

*Messrs Morse, Wood & Whaley,  
San Diego Cal*

Gentlemen.

*This will introduce  
to you Mr Carl Danielson  
who visits your place in  
search of a home. Any favors  
you can show them will  
be appreciated by*

*Yours Resp.  
Metcalf McKoon & Hall*

McLeaf, M<sup>c</sup>Keon & Hall,  
Mar 22/84.



March 22 1884

Supplemental

**Bond of**

Francis H. Whaley

as  
Notary Public.

I approve the within Bond.

Witness my hand, this  
day of ..... 188.....

..... Judge

..... Co.

Filed for record this ..... day of  
..... 188..... at  
o'clock and ..... minutes, A., and  
recorded in book No. .... of  
Official Bonds, page ..... Records of  
..... County.

By .....  
County Recorder.  
Deputy.

Filed this ..... day of  
..... 188.....

By .....  
Clerk.



Whereas James McCoy has given notice of his desire to withdraw as one of the Sureties, in the penal sum of Five Thousand Dollars, on the Bond of the undersigned, as Notary Public, heretofore filed and recorded in Book 2 of Official Bonds, page 266. et seq:-  
**Know all Men by these Presents:**

That We, Francis H. Whaley George M. Daniels  
as principal, and W. W. Stewart

as sureties, are held and firmly bound unto the State of California in the following penal sums, to wit: the said principal in the penal sum of

Five Thousand Dollars, and the said sureties in the following penal sums, to wit: W. W. Stewart in the penal sum of Five Thousand Dollars; (\$5,000)

in the penal sum of \_\_\_\_\_ Dollars;

in the penal sum of \_\_\_\_\_ Dollars;

in the penal sum of \_\_\_\_\_ Dollars;

in the penal sum of \_\_\_\_\_ Dollars;

for the payment of which, well and truly to be made, we bind ourselves, our heirs executors, and administrators, jointly and severally, firmly, by these presents. Sealed with our seals and dated the 14th day of May 1885.

The condition of the above obligation is such, that, whereas the above bound principal, Francis H. Whaley was, at a session held in said County on the Eighth day of April 1884, duly appointed a Notary Public in and for the County, and State aforesaid, for the term of Two Years to date from March Twenty Second, 1884.

Now, Therefore, The condition of this obligation is such, that if the said  
Francis H. Whaley shall well, truly and faithfully perform  
 all official duties now required of him by law, and shall well, truly and faithfully execute  
 and perform all the duties of such office of Notary Public required by any  
 law to be enacted subsequently to the execution of this Bond, then this Obligation is to be  
 void and of no effect, otherwise to remain in full force and virtue.

Signed, Sealed and Delivered in the Presence of

Francis H. Whaley

Francis H. Whaley  
Notary Public

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State of California }  
County of San Diego. } ss.

~~Wm~~  
W. W. Stewart

whose names are subscribed as sureties to the within bond being severally duly sworn, each for himself, deposes and says that he is a resident and freeholder and householder within said San Diego County; that he is worth the amount for which he becomes surety on said bond, over and above all debts and liabilities, in unincumbered property, situated within this County, exclusive of property exempt from execution and forced sale.

Subscribed and sworn to, before me, W. W. Stewart  
this Sixteenth day of  
May 1885  
H. H. Whaley  
Notary Public.

State of California }  
County of San Diego. } ss.

I, Francis H. Whaley, do solemnly swear that I will support the Constitution of the United States, and the Constitution of the State of California, and that I will faithfully perform the duties of Notary Public, according to the best of my ability. So help me God.  
Subscribed and sworn to before me.  
this day of May, 1885. Francis H. Whaley

NOTE.—Under this Statute a surety must be a resident and freeholder or householder, not both freeholder and householder. See Subdivision 1 of Sec. 933 of the Political Code of California.

LAW OFFICE OF  
J. H. SMYTH,  
623 Montgomery Street.

San Francisco, March 24. 1884

Messrs Morse & Mahally  
San Diego, Cal

Gents:

Enclosed please find  
post office order for ~~Eleven~~  
dollars, appraisers fees, in the  
Estate of Ellen Pasco.

You will please return  
enclosed receipt for amount

Yrs Truly  
J. H. Smyth

J. H. Searcy  
March 24/84,



MANUFACTURERS OF  
**FARM, FREIGHT & SPRING**  
**WAGONS**  
 In replacement of

J. J. CASE  
 E. B. FISH  
 J. C. HUGGINS

Pacific Mo March 24<sup>th</sup> 1844

Morse Noel & Whaley  
 San Diego, Cal  
 Dear Sirs

As Receiver of Fish Bros & Co I hold certain property  
 in your city & am desirous of ascertaining its value, may I  
 trouble you to let me have your idea on the subject

Yours truly  
 J. J. Case Receiver

Purchased in England.

Block 80 Middletown Addr

1/4 Block 47 ... Do ...

1/4 Block 21 ... Do ...

Job 12.30.13 1/4 Block 45 ... Do ...

Jan 1845 - 34-37 1/2 - Ind. Copland to Fish Bros & Co of Pacific Mo.  
 \$1300, grant, bargain sale, covering engine, Plk 80, and 1/4 Blks  
 21, 47 & 45 - 3d Blk 2055 being flatter in M. T. and being  
 Subj of Pl. 1121, according to Affidavit made by sec M. T. of  
 & according to Process Comd - of P. L. Plk. and not subject  
 Indg ~~and~~ by granted

Nov 1882 Fish Bros Co

M. T. Ad

18612 80 24

and 1/2 " 21 6

" 1/2 " 45 21

" 1/2 " 47 6

June 38 Tax 70

Jan ind paid — School 16

Send to State cuts Nov 1. 18 219

J. J. Wade, receiver  
Fish Bros Co  
March 24, 1884.



E. W. MORSE,  
C. P. NOELL,  
THOS. WHALEY.

OFFICE OF

Morse, Noell & Whaley,

BANK BUILDING, PLAZA,

REAL ESTATE DEALERS,

NOTARIES PUBLIC AND INSURANCE AGENTS.

Warrants Purchased.  
Taxes paid for Non-Residents.

Money Loaned, Rents Collected, etc.

Letters of Inquiry  
Promptly and cheerfully answered.

*Copy original sent  
Miss Brown April 10/84*

Portland Oregon ~~Jan 10/84~~ Oregon March 27/84

Gentleman

I am requested to say, that is the earnest desire of Mrs A. M. Brown, to dispose of at once the best one of her houses in your city. She has the deed to the same but is not on record - If a sale should be made, she will forward deed to be placed on record in your county at once - She will take \$1500<sup>00</sup> net for the place - that is for the best one of her houses, with the ground belonging to it. She thinks that price ought to be realized now without much difficulty - Should you not be able to get this amount, state without delay, the best you can do in the premises. She wants all cash - In case of sale send word by telegraph and we will forward deed to purchaser, and old deed for record at once, please let us hear from you without delay -

Yours Truly

W. H. Lericy Esq

I believe this property stands at present on the records in the name of her Miss Brown.

Bay View Ranch.  
Mich. 27. 1884

Messrs Woodruff. & Whaley.

San Diego.

Dear Sirs

Yours I have  
read. I thought it strange  
that Mr Leach who has charge  
of my business had not attended  
to that. I am very much  
obliged to you for your  
offer but as I pay Mr  
Leach has charge of all my  
things.

I am your Best

W. B. de C. & Co

C. L. TAYLOR, President.

J. N. KNOWLES, Vice-President.

Ed. E. PORTER, Sec. and Treas.

SUN INSURANCE COMPANY  
(Fire and Marine.)

HEAD OFFICE, 430 CALIFORNIA ST., S. F.

*Agency at*

188

Rancho Guaymas.  
March 3, 1884

Mrs. Mrs. M. W. Whaley  
San Diego  
Dear Sir.

Yours of Feb. 26. I have duly  
recd. and I hasten in answering you, as our  
mail facilities are so arranged at present it  
is impossible for me to send the money, but  
if you will please pay the same for me  
I shall settle with you at sight. I expect  
to go in as soon as the road, or the train  
are in order.

I am yours Resp.  
H. B. de Coure

City, Tex. 2187

1884

1884

1884

Mrs G. B. de Coust  
M<sup>rs</sup> G<sup>B</sup> de Coust



REFERENCE: NATIONAL BANK,  
EXCHANGE BANK,  
BANK OF EL DORADO

# The National Real Estate Union!

Correspondents in every  
State and Territory.

C. E. Lobdell, Manager.

Annual Edition of  
Directory.

El Dorado, Kansas,

MARCH 31, 1888

MESSERS. MORSE, NOELL & WHALEY,  
SAN DIEGO, CAL.

GENTS;- BE WISE IN RECEIPT OF LETTERS RECOMMENDING  
YOU AS RELIABLE REAL ESTATE AGENTS, THE DESIRABLE CORRESPONDENTS  
FOR OUR "REAL ESTATE UNION" - THE PLAN OF WHICH I HEREBY  
ENCLOSE.

PLEASE HAVE THE KINDNESS TO LET US KNOW IF THIS  
IS IN YOUR LINE AND YOU CAN BETTER IT IN YOUR INSURING YEAR  
UPON THE TERMS NAMED HEREIN.

VERY TRULY YOURS,

C. E. LOBDELL. MGR.

APR

1884

Sau Francisco, California.

April 2<sup>nd</sup> 1854.

Thom Mose Doolbo Maly.  
Sau Diego, Cal.

Guillermo:- Not feeling disposed to make further investments in S. D. property, unless I could purchase at least at a "reasonable" price, I make no response to your propositions as to the sale of lots in Block "89" - presuming you did not expect to hear from me on the subject in the event I should not wish to buy. Your offer might suit a person who wishes to purchase such property.

I object that our tenants have not been in the habit of paying rents in advance. Will not this everywhere else make work in S. D. now? Is it safe to let such men as Mr. B. get behind? I understand, of course, that the building is not likely to run away, but it might burn!

Please remit whole amount due May 1<sup>st</sup>, as soon as practicable, as I find profitable use for money here.

Have you sold the lot, or two half lots, south of my front street half lot; if not, what is the value of the house on same?

Respectfully yours

P. T. Phillips.



Dr. J. J. Phelps.  
Apr 26. 84.

J. Phillips

To W. E. Howe Esq

To whitewashing and cleaning  
the house lately occupied by  
Mrs. Kiddow on 5<sup>th</sup> street.

(including material)

San Diego May 27<sup>th</sup> 1884

Rec'd Paymt.

\$4.50

W. E. Howe

D. T. Phillips

To W. E. Howe

—

To work in putting on paper  
and furnishing frisks - 2 hours -  
at the 5<sup>th</sup> St. Publishing House of \$4.00

San Diego  
June 14, 1884

Rec'd Payt.

W. E. Howe

M. E. Powell

\$ 4.00

San Diego Aug 4/84  
Mr D. T. Phillips  
To S. L. Stearns Dr  
July 18 1 day on horse 3 00  
19 8 hours 2 40  
Paid 5 40  
J. L. Stearns

San Diego Sep 1<sup>st</sup> 1884  
 E. W. Morse Post of W. S. Jewell N.  
 6 round Kallepater } 50 1 50  
 41 " " } 35 - 1 -  
 80 fault boards } — 90 3 70

San Diego Sep 27<sup>th</sup> 1884  
 Morse Mel & Whaley Post of W. S. Jewell N.  
 2 Paper & boards for  
 office on 5<sup>th</sup> St. - published  
 Phillips Office Paul W. S. Jewell  
 3 70

M. *M. C. Rowe* <sup>J. D. Phillips</sup>

To STEINER, KLAUBER & CO., Dr.  
GENERAL MERCHANTS.

And Importers of Kentucky Whiskies  
Corner 5th and H. Streets, SAN DIEGO, CAL.

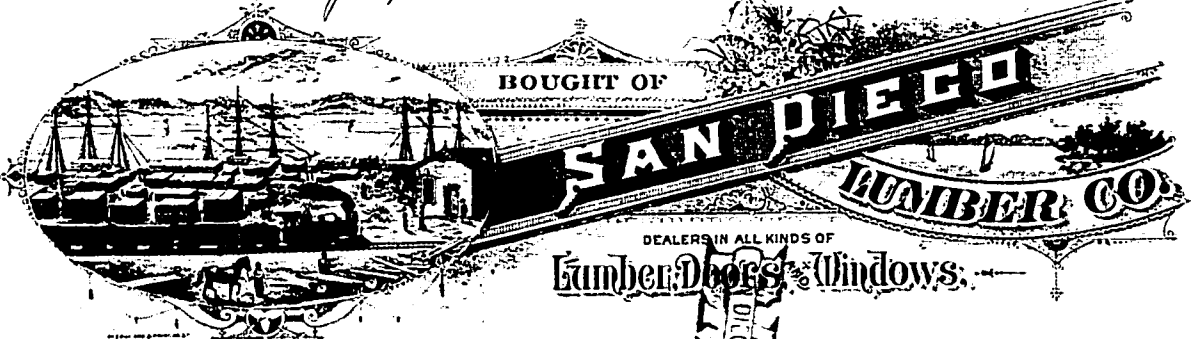
<i>Dec 23</i>	<i>15<sup>th</sup></i>	<i>20<sup>d</sup></i>	<i>Nails</i>	<i>60</i>
	<i>5<sup>th</sup></i>	<i>"</i>	<i>"</i>	<i>20</i>
<i>24</i>	<i>20<sup>th</sup></i>	<i>20<sup>d</sup></i>	<i>"</i>	<i>40</i>
<i>25</i>	<i>10<sup>th</sup></i>	<i>20<sup>d</sup></i>	<i>"</i>	<i>40</i>
	<i>5<sup>th</sup></i>	<i>"</i>	<i>"</i>	<i>20</i>
				<hr/>
				<i>2 20</i>
<i>4<sup>th</sup> Ret</i>				<i>16</i>
				<hr/>
				<i>2 04</i>

KLAUBER & LEVI  
DEC 26 1881  
SAN DIEGO  
Per *A. Ataculy*

SAN DIEGO, Dec 26 1884

*Mrs. D. Phelps*

BOUGHT OF



**SAN DIEGO LUMBER CO.**

DEALERS IN ALL KINDS OF

**Lumber, Doors, Windows.**

YARD ADJOINING PACIFIC COAST STEAMSHIP WHARF.

*688 ft Lumber @*

*17 20*

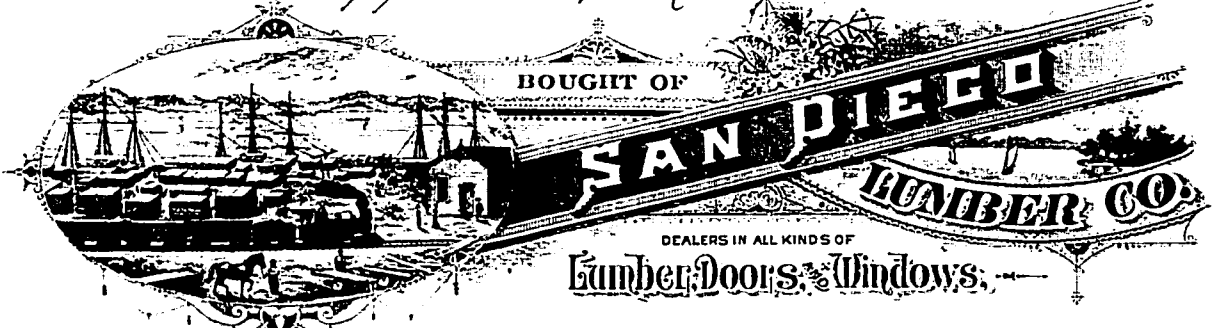
DEC 26 1884



SAN DIEGO.

1885

*M. & T. Phillips by Row*



YARD ADJOINING PACIFIC COAST STEAMSHIP WHARF.

<i>7 Posts</i>			
<i>with Refuse 273</i>		<i>125</i>	
<i>S. S. Lumber Co.</i>			

S. T. Phillips

To W. E. Rowe Dr

To material & labor repairing  
sidewalk and four car  
5<sup>th</sup> and 7<sup>th</sup> sts.

688 ft lumber

\$ 17.20

spikes

2.05

drayage

.75

nails + drayage

.75

Labor

11.00

Lumber

1.25

\$ 33.00

Rec'd Payt.

Dec 27. 1884

W. E. Rowe

*Wm. P. Rowe*  
*of B. T. Phillips*  
*Dec. 27, 1884*

A. T. Phillips

1884.

Receipts



C. P. Noell Esq

Dear Sir

I have received a letter from  
Charles Stabbell Esq  
directing me to send <sup>you</sup> the two  
Deeds from Cauntions and wife  
to me in order that the acknowe-  
ledgements taken by Dorcy  
notary may be executed hope  
you will assist in the work  
such costs as <sup>may</sup> be necessary and  
right for me to pay I will  
pay the acknowledgements  
was taken separate I was at the  
house at the time so was Turner  
the man that kept the Livery  
Stable have no doubt Mr  
Dougherty will make the proper  
belifcott yours Respectfully  
C. C. Zimm

C. C. Zimm  
Apr 29/84

Xos Angeles, Cal.  
April 29/84

Mrs. Don & Katey,  
Guilman,

I just received  
your letter which stated that  
you had sent a map showing  
the location of my lot in  
San Diego, but you must  
have forgot to send the map  
as there was none inclosed in  
your letter, so please send  
me one as it will enable  
me to find out the location  
of the lot.

Yours Respectfully  
Julian H. Lassalle

Julian J. Passalunghi,  
April 29/84,



77 & Stevenson St. S. F. Cal.

April 28th, 1884.

Messrs Morse, Gull and Whaley,  
San Diego, Cal.,

Enclosed

find deed, signed before Notary  
Please send money for the  
same to me at Los Angeles,

" care, Capt. Geo. J. Clarke,  
Firm of Graham & Clarke,  
First St. near Spring, Los Angeles, Cal.

I saw my lawyer today,  
he says that, under the circum-  
stances, a deed of trust can-  
not be made, or any transfer  
wherein I would have any  
interest, That I can make  
an actual sale (or mortgage  
it if I desire) nothing more.  
If <sup>the remaining house & plot</sup> it <sub>could</sub> be sold at once

say for a thousand net cash,  
I would take it, but I sup-  
pose that is impossible.

For what amt. can you  
mortgage it? I would like  
\$500. I expect to go to Los  
Angeles next week - I believe  
a steamer leaves on the 5th.

please write me the care  
of the address given at  
the beginning of this letter.

Received - your letter  
with draft.

Hoping to receive word  
from you upon my arrival  
at Los Angeles,

I am,

Yours Very Truly,  
- Patricia Brown. -

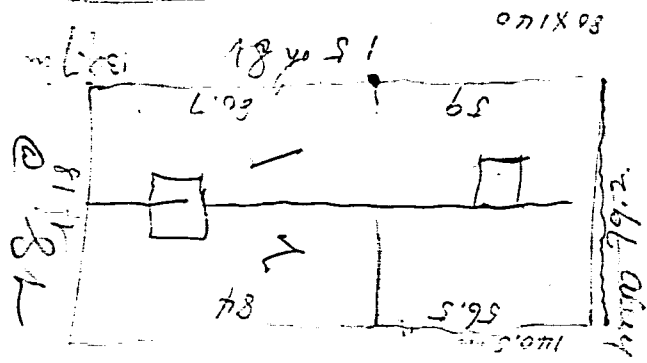
~~the contents of the~~ the contents of plots  
1 & 2 ~~Block No 16~~ Garden's addition  
to San Diego, bounded & described  
more particularly described as follows:-

Commencing at a point ~~of~~ south on  
the west line of 15th St, distant ~~of~~  
South from the S.W. cor<sup>r</sup> of C and 15th St  
running thence S. ~~along~~ <sup>from 15th St</sup> west line of 15th St  
60 ft, thence <sup>to an alley</sup> at right angles <sup>W</sup> along the  
north line of <sup>an</sup> alley 80 ft, thence at  
right angles <sup>W</sup> S. 1/2 ft, thence at right angles  
E. 80 ft to a point of commencing  
being the southerly portion of ~~the~~ 18<sup>th</sup> in  
Block No 16. Garden's addition to San  
Diego according to the <sup>survey</sup> ~~map~~ <sup>survey</sup> ~~of~~  
Said Garden's addition made by  
L. L. Lockling, Mar 5, 1843 and now on  
~~record~~ in the recorder's office of San Diego  
County.

front  
feet

M. C. [unclear]

Notway Black



Apr. 28 1904

Hot Springs Ark.

April 26 1884

Mr. Post Master Sur.

I am a citizen of Hot Springs  
and I will write to you in regard  
of the country in which you  
live if you will oblige me  
so much as to write to me and  
tell how it is that a hunt Boring  
land and a hunt Schorler,  
I have a relay of coming to  
that country and Boring me  
a name and if you are not  
pasted well and not to tell  
me any thing much a hunt  
that country just Refuse  
me to own and that can  
if you will be so kind as to write  
to me you can a Jew J. W. H.  
Hunters or my self J. K. Fulton,  
I am a oblige.

P.S. Please give me a  
full Description of the  
Country & Ranch  
East San Diego.

J. N. Hunter on  
22. 21. m. Hunter.  
April 26. 87.

1862

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No.	Date	Description
1	1872	...
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4	...	...
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7	...	...
8	...	...
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10	...	...
11	...	...
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50	...	...



Don't forget - that we write him on the 18th.

Dear Mother  
 I received your letter of the 14th and was  
 glad to hear from you. I am well and  
 hope these few lines will find you the same.  
 I have not much news to write at present.  
 Everything is quiet here. I have been  
 thinking of writing you more often but  
 have been so busy that I could not find  
 time. I will try to do better in the future.  
 Give my love to all the folks.  
 I am, dear Mother, your affectionate son,  
 John Smith

S. M. Brown

March 1884

Thames

W. Hall

Whaling

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SCHEIDER'S BOOK STORE, WHOLESALE AND RETAIL.

Established 1868.

STATIONERY,  
NEWSPAPERS,

Circulating Library,  
MUSIC,

Musical Instruments,

PICTURES,

FRAMES,

MOLDINGS,

BRACKETS,

BASKETS,

EYE GLASSES,

BRUSHES,

KNIVES,

PURSES,

PORTFOLIOS,

ALBUMS, etc.

Toys & Fancy Goods,

WALL PAPER,

WINDOW GLASS,

Paints, Varnishes,

CIGARS, etc.

Books and Subscriptions to Newspapers at Publishers' Prices

San Diego, Cal. *Am B* 1884

*Mr. J. H. Whaley*  
To A. SCHEIDER, Dr.

The San Diego Daily Union to

*One year \$20<sup>00</sup>/<sub>100</sub>*

Received Payment

*A. Schneider*

ACCOUNTS ARE DUE AT END OF EACH MONTH.

A. W. BARRETT.

OFFICE OF

E. K. ALEXANDER.

BARRETT & ALEXANDER  
REAL ESTATE

**Mining & Insurance Brokers,**

No. 4 West First Street, Bernard Block, Los Angeles, Cal.

Los Angeles, Cal,

Apr 5 1884

Morse Hall & Whaley  
San Diego Cal.

Gents

Will You please mail me a  
Map of San Diego Lands as for  
Sale in your list (The Blue Map)

I have a friend in New Hants  
who spent one day in San Diego  
& gone home repentant. He  
writes me making proposition  
You may if you chose send  
me San Diego illustrated  
both of which I will mail  
him & refer him to you.

I will see you myself  
in two weeks

Respect

L. T. Clemons

Lock Box 460

L. J. Blenkins,  
Apr 5<sup>th</sup> 1884

OFFICE OF

Morse, Noell & Whaley,

BANK BUILDING, PLAZA,

REAL ESTATE DEALERS,

NOTARIES PUBLIC AND INSURANCE AGENTS.

Warrants Purchased.  
Taxes paid for Non-Residents.

Money Lended, Rents Collected, etc.

Letters of Inquiry  
Promptly and cheerfully answered.

E. W. MORSE  
C. P. NOELL  
THOS. WHALEY

Wrote Sent  
See letter books for  
the same sent for

San Diego, Cal. April 10th 1884.

Miss Valeria Brown.

778 Stevenson St. bet 8th & 9th St. S. F. Calif.

Dear Madam,

Yours of Feb'y 12th duly received. We have been waiting for developments before answering the same. We are recently in receipt of another letter from W. P. Curity, & as we welcome to you for instructions, as we shall continue to do, in case others are received, until notified by you that you have transferred the whole or a portion of your interest in the property. Curity also writes as though you had decided the whole lot to your mother, which you admit having given a deed to her for the South house only. We had an offer, the first we have had, for one of the houses to-day - the Voutti, or have finished one, \$1800 - \$400 Cash and balance in monthly instalments of \$20. each. We told the party we did not think that would suit and finally he offered \$1200. Cash upon delivery of the deed, free and clear of encumbrances, which we told him we would report to the owner. Considering the dullness of the times and the uncertainty as to what they will be better, we think the price offered is a fair one and it is for you or your mother to decide, and you will please communicate with

you rather at once, that we may close the bargain whilst the party is still in the humor of purchasing. We think that you had better make the deed, and get back the one given to your mother to obviate any difficulty which might grow out of any claim which Mrs. Quinn may have against your mother, in case of her putting on record the deed and giving one to the party. You can arrange the matter between yourselves, and when satisfied, we will make out the deed and send it to you. The party will require an abstract of the party's property to satisfy himself as to the title, and this we will order as soon as informed that you wish to make the sale. We have acknowledged the receipt of the letter from Critz's Co., stating that we had refused the same to you as the present owner of record, to the property - also of the offer of \$1200 for the hand finished house, and that we were awaiting your instructions in regard to the matter, without which under the circumstances, we cannot act - and also, for the reason above given, that the conveyance had better be made by you. We think you could mortgage your house for \$600, interest 1 1/2% per month, the mortgage paying the taxes on the mortgage. Both house and rented at present time to good tenants at \$7.00 per month each. There is due you at present time, after deducting taxes & our commission, \$28.58, which we will remit to you upon receiving instructions how and when to send it.

Hoping that you may arrange all difficulties and to hear from you soon, we remain,  
Yours very truly,  
Messrs. Moore & Thayer.

OFFICE OF

E. W. MORSE,  
C. P. NOELL,  
THOS. WHALEY.

Morse, Noell & Whaley,

BANK BUILDING, PLAZA.

REAL ESTATE DEALERS,

NOTARIES PUBLIC AND INSURANCE AGENTS.

Warrants Purchased.  
Taxes paid for Non-Residents.

Money Loaned, Rents Collected, etc.

Letters of Inquiry  
Promptly and cheerfully answered.

San Diego, Cal. April 10<sup>th</sup> 1884.

W. A. Civity & Co.,

East Portland, Oregon.

Gentlemen,

As the agents of Miss Valeria Brown, we have re-  
 ceived your letter of March 27<sup>th</sup>, to her for instructions.  
 We have a cash offer of \$1200. for the south, or half finished  
 home, for which we understand Mrs Brown has a deed. We have  
 written to Miss Brown ~~the particulars~~ and presume she will com-  
 municate particulars to her mother. As she is the owner of  
 record, we think it would be better for her to make the deed, rather  
 than for her mother to put her deed upon record and make it,  
 for the reason, that some difficulty might arise with Mrs  
 Quinn who has an unadjusted claim against it. We presume  
 Miss Brown will arrange the matter satisfactorily with her  
 mother, if desirous to sue, and notify us what to do, and  
 we shall await her instructions. Concluding, we will state that  
 the offer of \$1200, is the first and only one we had for either of the  
 houses, and, considering the success of the bids, and the un-  
 certainty of their improvement, we consider it a very fair one.

Yours truly, Morse, Noell & Whaley.

*Not sent  
any book sent  
See for*



Quajone Ranch  
April 10<sup>th</sup> 1884

Messrs Morse Cook & Massey

Dear Sirs

My last letter to you ~~was~~  
in regard to my City Taxes  
I did not thoroughly understand  
myself - but if you will  
attend to the payment of  
them I will be much obliged  
and will settle with you, and  
the first time I come to San  
Diego which will be soon if  
the weather admits. I will  
see you in regard to what  
you wrote me about attending  
to all of my taxes.

Yours very respectfully

J. D. de la Cruz

Tax 1.68

57 8

Mrs G. B. de Conti,

apoco. Pa.

COTTON BROTHERS,  
General Real Estate Brokers.

Have complete lists of Government lands in Los Angeles and adjacent counties, and have already located many happy settlers. We never fail to find the corners.

OFFICE:  
ROOM 80, TEMPLE BLOCK.

Our abstract books are well known to be compiled by the best system in use, and are steadily approaching completion. Money loaned on the best security.

Los Angeles, Cal., 4<sup>th</sup> 10<sup>th</sup> 1884  
 Morse Noel & Whaley B.O. Agts  
 San Diego Cal.  
 Agents Not long since Mr Stillman  
 kindly furnished us a copy of  
 "San Diego County Illustrated"  
 marking your card as a recommendation  
 to us. Today a man from New  
 Jersey describes to us 50 suburban lots lying  
 close to Woodbridge N.J. 40 minutes from  
 N.Y. City by R.R. 3 minutes <sup>walk</sup> from station  
 Pennsylvania R.R. Long Branch Div. worth  
 1000 to 1500 each, and will entertain to  
 ex. along them for Real Estate in S. Cal.  
 Los Angeles Cal. preferred. He would like  
 some City and some Country property.  
 From what we learn of property  
 in San Diego and Suburbs we thought  
 possibly we might work a trade. We getting  
 our Com. from the eastern man, you from your

man. These size of these lots is 50X50ft.  
They are in 4 blocks and lay very beautifully  
are in grass, and slope slightly to the south.  
It might not suit him to exchange them all, but  
probably the bulk of them. We ask of course  
for more but a fair or equitable exchange  
Very Truly Yours  
Cotton Brothers.

per J.H.R.C.

Received 13/10/00.  
of Jan 12. 81.

THOS. E. METCALF.

M. G. McKEON.

E. E. HALL.

BRANCH AGENCIES IN ALL THE PRINCIPAL TOWNS IN SOUTHERN CALIFORNIA.



Metcalfe, McKeon & Hall,

REAL ESTATE AND LOAN AGENTS,

19 NORTH SPRING STREET, opposite Post Office.

PAY TAXES,  
COLLECT RENTS,  
PURCHASE PROPERTY,  
AND  
LOAN MONEY FOR NON-RESIDENTS.

Los Angeles, Cal.

April 10<sup>th</sup> 1884

Messrs Morse Hoell & Whaley,  
San Diego Cal.  
Gentlemen.

Willie This will introduce  
Mr. Saw Drwenter who visits  
your place, looking for a home.  
Mr. D. is an Atty and a gentle-  
man of considerable means, who  
will make a valuable acquisition  
to your City.

Any favors you  
or the citizens of S.D. can show  
him will be appreciated by  
Yours Respt

Metcalfe, McKeon & Hall,

Mitcal, M@Kosy & Ham.  
Apr 10. 84

San Diego, Cal. April 10<sup>th</sup> 1884

Received of Charles A. Treanor

in part payment for Lot "C" in Block (127)  
one hundred and twenty seven. Horrocks Addition,  
the sum of Twenty Five Dollars

the balance Eight Hundred and Twenty Dollars  
to be paid

upon the production of a good and sufficient deed to said  
above mentioned property, showing the \$25 paid on  
a/c to be refunded,  
free and clear of all encumbrances, except taxes 1884.  
abstract furnished at expense of seller.

Witness our hands. in Duplicate.

Morr. Nov. 2, 1884

Chas A Treanor

B. A. Pearson.  
11-10-84



X<sup>os</sup>. Angeles, Cal  
April 15/84.

Messrs. Moore, Noel & Whaley,  
Gentlemen;

I write these few lines to you, to make a few inquiries in regard to the lands which I have now in San Diego City, please let me know what is the nature of the soil & what is the best use for farming & grazing land, and also if there are any from the center of your town, and further more, what prices would these different lots of land fetch, because here are several persons here, who have made inquiries about my land, and I all could not inform them, because I have not seen some of the property

Lassalette,  
So <sup>affectionately</sup> refer to you  
about that, hoping that  
you will let me know as  
soon as possible.

There was a gentleman speak-  
ing to me the other day about  
my lots in San Diego, and  
he intend's going down to your  
town as soon as the roads are  
in running order again,  
I gave him your address  
& he said he would see you  
about the lands.

I now remain, hoping to  
hear from you in an early date

Yours Respectfully  
Julien Lassalette



President's Office.

Marion Holdings,  
President.

Ernest Curtis,  
Vice President.

Edw'd P. Costelloe,  
Secretary.

J. F. Thern,  
Superintendent.

The Mariposa Improvement Company.

Mariposa April 16 1884

Post Master—

Saw Diego Calva

Sir: Will you please put me in  
communication with some Real Estate firm and  
request them to send me a descriptive Catalogue  
of Property for Sale, as I desire to purchase from  
20 to 60 acres. I prefer unimproved property as it  
would most likely come within my means.  
Also would be pleased to receive a copy of some  
newspaper, or pamphlet, in regard to the production  
& climate of your section, as I desire to move  
with my family to the Southern portion of  
the State.

Respectfully  
Edw. P. Costelloe

E. D. Baxter Lucas  
April 16, 84

San Diego, Cal. April 18th 1884

Received of H. S. Flower of Alexandria, V. A.

in part payment for Lots "E" and "F" in Block  
One Hundred and Twenty Six (126) Acres  
Adjacent to San Diego, the Sum of Twenty  
Five Dollars

the balance Three hundred & Seventy Five Dollars,  
to be paid

upon the production of a good and sufficient deed to said  
above mentioned property showing the \$25 paid on a/c  
to be refunded  
free and clear of all encumbrances, except taxes, 1884.  
Examination of abstract allowed and copy taken.

Witness our hands, in Duplicate.

Wm. M. M. & J. H. M.  
H. S. Flower

W. S. H. B. B. B.

4-18-1884



The first of these is the  
 fact that the  
 government has  
 been unable to  
 secure the  
 necessary  
 funds to  
 carry out  
 its  
 policy of  
 expansion  
 and  
 development  
 of the  
 country  
 and  
 the  
 result  
 has  
 been  
 a  
 serious  
 economic  
 crisis  
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 has  
 led  
 to  
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 present  
 situation  
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 country  
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J. F. Burquardt & Co.  
Farm Loans & Real Estate  
Kansas City, Mo. April 29 1884

Pastor  
San Diego - Cal.  
Dear Sir!

I am contemplating of locating  
in your City and ask  
you to be kind  
enough to send me  
sample copy of a  
Newspaper and give  
my name and address  
to some respectable  
Real Estate man  
with request to send  
me 9 pamphlets  
of description of  
Property with transfer  
title

Respectfully  
Yours  
J. F. Burquardt

16. E. 7<sup>th</sup> Street

Burgardt Co  
Apr 21/84

Thomas Cook & Watson & Co. 20  
I received a letter from you  
and noted the contents.

I want you to keep  
your eyes open to sell some of  
my property & will sell these  
for sale for twelve hundred dollars  
and the house on Court St. for  
five hundred dollars five hundred  
dollars and the balances in one year  
at five per cent per year

please let the  
assessor will be here in  
a few days I can give my  
property in to him. I thank you  
for your kind offer & Mr. Buckman

April 24, 1884

Amos Buckman.  
April 25/1884

~~50~~ 100

San Diego, Cal.

April 24 1884.

On demand

~~for value received~~

I promise to pay to the



Order of Morse Noell & Whaley, Agents of Mrs. J. S. Williams

Sixty five 00/100

**DOLLARS**

for value received, with interest at One per cent. per month until paid, both principal and interest payable in United States

**NO**

Schnebler & Kueppers, Book-sellers and Stationers, San Diego, Cal.

*W. J. Pearson*

San Diego April 24<sup>th</sup> 1884.

A. B. Pearson

To Mrs J. S. Williams.

Mrs. Noell & Thaler, Agents.

Balance due on a/c rent for July 24<sup>th</sup> to Aug 24. 83 \$ 7.50

Rent for Aug 24<sup>th</sup> 83. to April 24. 84. 8 mos @ \$ 8.00 64.00

\$ 71.50

Cd by Varnishing & Oiling tops of Counters. (Theudone) 6.50

\$ 65.00

Cd by Note payable on demand of this date,  
April 24. 1884, at 1% per month, to the  
order of Mrs. Noell & Thaler, Agents of  
Mrs J. S. Williams.

June 11 - 84  
Paid by check on  
bank on 10.25.84 \$ 5.00

A. B. Nichols  
No. 1165  
and other records  
School No. 10.

San Diego, Cal. April 24<sup>th</sup> 1884

Received of William C. Roy

in part payment for the South 60 feet of Lots 1 & 2 in  
fractional block 16. Gardners addition to Lausdigs,  
the sum of Seventy five Dollars

the balance Eleven hundred and twenty five Dollars  
to be paid

upon the production of a good and sufficient deed to said  
above mentioned property, otherwise the \$75.00 paid on  
account to be refunded  
free and clear of all encumbrances. except taxes 1884.  
Examination of abstract allowed and copy taken.

Witness our hands, in duplicate.

Morse & Roll

Agents of Miss Valeria Brown.

William C. Roy



Apr. 24 1884

San Diego, Cal. April 25<sup>th</sup> 1884

Received of J. B. Hooker.

in part payment for N<sup>o</sup> 1 of H. and S<sup>o</sup> 1/2 T. in Bk  
89. Horton's Addition, the sum of Five  
Dollars

the balance Three Hundred and Forty Five Dollars  
to be paid

upon the production of a good and sufficient deed to said  
above mentioned property, (otherwise the \$5 paid  
on account to be refunded.)  
free and clear of all encumbrances, except taxes 1884.  
Examination of Abstract allowed, and copy taken.

Witness our hands, in duplicate.

Wm. H. Hall & Thales  
Agents for Owner.

4-25-84

J. B. Hester

SIR :

The attention of advertisers is respectfully called to the following extracts from the minutes of a meeting, held by the BOARD OF NEW CITY HALL COMMISSIONERS, said action having been taken under the law compelling the Board to place all advertising for proposals for work and materials, in the official newspaper, and *in the morning and evening newspaper having the largest circulation.* This being determined by affidavits of the business manager and pressman for each newspaper and based upon the average daily circulation for the six months preceding the time proofs were asked for.

\*\* The Secretary reported having left a copy of following notice at the offices of the following named newspapers: THE DAILY MORNING CALL, *The San Francisco Chronicle*, *The Alta California*, *The Daily Examiner*, THE DAILY EVENING BULLETIN, and *The Daily Evening Post*.

OFFICE OF THE CITY HALL COMMISSIONERS,  
SAN FRANCISCO, May 19th, 1882.

Being about to advertise for proposals for work and materials on New City Hall, and the law requiring such advertisement to be published in newspapers having the largest circulation, you will, if you desire, furnish us with an affidavit as to your daily circulation and deliver the same at the Mayor's office by 12 M. to-morrow.

M. C. BLAKE,  
H. BRICKWEDEL,  
J. F. COWDERY.

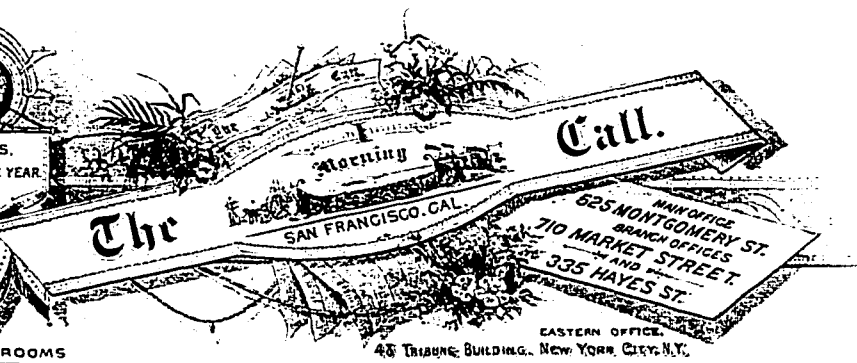
*New City Hall Commissioners.*

\*\*On motion the Secretary was directed to advertise for proposals for work to be done and materials to be furnished in the *Daily Report*, said newspaper being the official newspaper of the City and County of San Francisco, and THE DAILY MORNING CALL, and THE DAILY EVENING BULLETIN, said DAILY MORNING CALL and DAILY EVENING BULLETIN being found to be, from the evidence before the Commissioners "the morning and evening newspapers published in the City and County of San Francisco, having the largest circulation."

Similar action had been taken in previous years, and again on Tuesday, the 4th instant, when the same results were found, that THE MORNING CALL and THE EVENING BULLETIN were "the morning and evening newspapers published in the City and County of San Francisco having the largest circulation."

SAN FRANCISCO, December 12, 1883.

**TO OFFER HIS**  
 Estate of three years, by reasonable  
 The improvements are substantial. Com-  
 The house with seven rooms, barn, etc. The  
 40 acres in grain, stock, trees, etc. The  
 to maintain the year round. Farming implements  
 furnished from the San Marcos Ranch for 6 shares  
 of stock. Must be taken with family.  
 FRANCIS H. WHALEY,  
 San Diego, Cal.  
 MORSE, NOELL & WHALEY,  
 San Diego, Cal.  
 WILKINSON,  
 SUNDAY, \$1.50



EDITORIAL ROOMS  
 517 CLAY STREET

Morse, Noell & Whaley. San Francisco, April 25, 1884

Gentlemen - The attached advertisement we find in  
 the columns of an interior exchange. Would it not be advisable  
 to print it in The Morning Call? The Call makes a specialty  
 of and its solid advertisements are more read than those  
 of any other newspaper on the Coast. Its circulation is by far  
 greater than any other daily journal west of Chicago; and  
 it therefore would aid you in accomplishing your purpose  
 more than through any other medium. The circulation is gene-  
 ral throughout the state; but if country circulation is large-  
 ly wanted by you - we would suggest your advertising in  
 the Weekly as well as the Daily Call.

If set set solid and placed under its proper heading the  
 cost would be but \$<sup>1</sup>/<sub>2</sub> a day in the Daily and \$1.80 a week  
 in the Weekly edition. When you consider that you obtain a  
 circulation of 40,000 a day in the Daily and 16,000 a week  
 in the Weekly - it will readily be seen how cheap and  
 effective an advertisement is had.

Respectfully  
 J. F. Call Jr.

The Morning-Post,  
April 25 1844



REFERENCE: NATIONAL BANK,  
EXCHANGE BANK,  
BANK OF EL DORADO.

# The National Real Estate Union.

Correspondents in every  
State and Territory.

C. E. Lobdell, Manager.

Annual Edition of  
Directory.

El Dorado, Kansas,

APRIL 26, 1884.

MESS. MORSE, NOEL & WHALEY,

SAN DIEGO, CAL.

GENTS,

SOME TIME SINCE I SUBMITTED YOU THE PLAN OF  
OUR 'REAL ESTATE UNION' EXTENDING YOU AN OPPORTUNITY TO WORK  
WITH OUR OTHER AGENCIES, AND HAVE NOT HEARD FROM YOU. WE GUARAN-  
-TEE YOU A CORRESPONDENCE OF AT LEAST 1000 NAMES, AND AS THE AD-  
-VANTAGE OF CO-OPERATION WITH SO MANY IS SO APPARENT WE HOPE TO  
NUMBER YOU ON OUR LIST.

IF HOWEVER YOU SHOULD NOT VISIT THE  
DIRECTORY PLEASE HAVE THE KINDNESS TO GIVE US THE NAME OF ANOTHER  
RELIABLE AGENT IN YOUR PLACE WITH WHOM WE MAY CORRESPOND,

TRULY,

C. E. LOBDELL. MGR.

The National Trust  
-Catala Nuisie-

L. E. Lobdell, Mungin  
April 26, 87.



MAY

1884

# Certificate of Sale.

State of California,

COUNTY OF SAN DIEGO.

} ss.

Marshal's Office, City of San Diego.

Whereas, There was duly assessed to .....  
in the year Eighteen Hundred and Seventy ..... (187 ), the real estate .....  
situate in the City of San Diego, in the County of San Diego, State of  
California, known and described as follows, to wit: .....

Handwritten scribbles or initials.

And whereas, there was duly assessed and levied in said year for revenue purposes and current  
expenses of said City, upon said real estate ..... the sum of .....  
dollars, and ..... cents (\$ ).

all of which said sums were a lien upon said real estate .....

And whereas, all of said taxes were not paid and were by the undersigned, **A. P. Knowles,**  
Tax Collector, and ex-officio Marshal of said City of San Diego, returned delinquent, and the  
same were placed upon the Delinquent List for said year, and said Delinquent List, duly certified,  
was turned over to said Tax Collector;

This is to certify, that pursuant to law and due notice given of such sale, that **I, A. P. Knowles,**  
Tax Collector and ex-officio Marshal of said City of San Diego, have this day  
offered for sale at public auction, said real estate ..... to any person  
who would take the smallest quantity thereof and pay all of said taxes, percentage and costs

May 11. 84 P. Sainsevain, writes:  
Let Ed. F. wish for sale.

May 29. 84 If the party wants to pay \$2000  
for the 2 lots, he may have them, but I  
just as soon keep the lots, am not  
anxious to sell.

May 10. J. De Lancy writes, declining to sell, has  
been offered \$1000 again \$500.

May 29 — declines to sell. may build in a year  
or so, if not then I will sell.

June 3/84 — Enclosed the letters to H. H. Bancroft.

June 19. 84 Sainsevain declines \$1600. Offers  
to \$2000. will allow \$50. for making abstracts,  
and comp 3 c. to notary \$1950 — offer open for  
a few days only, has abstract to him of purchase  
of him which he will furnish. There be in S.D. in  
June 24/84 sent letter to Bancroft.

Westgate, Ruble & Co.

POST OFFICE  
AND  
WELLS, FARGO & CO'S EXPRESS.

Rio Vista, Cal., May 3 1884

My  
Messrs Macdonell & Whaley,  
San Diego, Cal.,  
Gentlemen -

Mr. Armand all Williams  
requests me to acknowledge receipt  
of your favor containing check on San Francisco  
Cal of S.F. for \$800, and to thank  
you for your kind attention.

Very Respectfully,  
J. G. Boyer

Dr. A. M. Sylvania  
Dr. S. S. Boyer.  
May 3. 84.

Los Angeles May. 4. 1854

Messrs Messrs, Noel, Whaley

I received your  
card via, San Diego. If  
you can let my  
House, on 12<sup>th</sup> St - for a  
fair price, do so. You  
can let it for 6,000 per  
month, The keys are  
at Mr. A. H. Bartlett next  
house on 14<sup>th</sup> St - I shall  
remain at Los Angeles for  
a few weeks.

Sincerely  
C. A. Low

C. H. Low.  
May 4/84

National City Cal May 7, 1884  
E W Morse

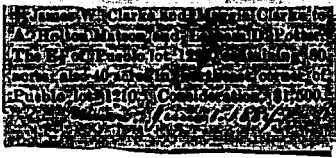
Sir:

I find your note  
out P.O. and hastily reply as the  
stage is about ready. I have not  
talked with Mr Victor recently  
about the "Whipple" house since  
we got the yard cleaned up,  
but it is for rent, unless some-  
thing new has recently trans-  
pired. The lease was \$60  
~~per month~~  
but for the last six months of  
rental but \$50 was charged. I  
will learn further and let you  
know

Yours truly  
H. B. Burgess



The spring was fixed up, and  
partly filled with earth so as to be  
ready or ready for the dry-  
earth arrangement - 1955.



*Q. L. Thornton Esq*  
*Heat Station Apt*  
*San Diego*  
*California*



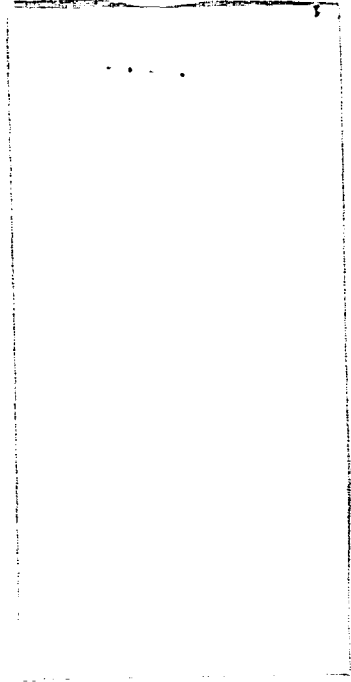
*Carl*  
*L. D. POTTER.*  
*City Madison*  
*White Building*  
NEW YORK, N. Y.  
~~NEW YORK~~  
CENTRAL NEW YORK  
REAL ESTATE HERALD.  
1000 E. MONROE STREET

Postmaster: This envelope is addressed to the sender. If it is found to contain any prohibited material, it may be opened and inspected. If necessary, the contents may be seized and destroyed. If you have any questions, please contact your local Post Office.

**SAN DIEGO, CALIFORNIA**  
Red No.  
**MAY 18 1984**

~~40~~  
80  
10  
5  
1.50  
60

62.90      1710  
55                
7.90      62.90





Syracuse N.Y.

May 9<sup>th</sup> 1864

A. C. Horton

San Diego Cal

Dear Sir

What is E 1/2 containing  
80 acres of Pueblo lot number 1223  
lying at the head called the Teolote Valley  
and numbered upon official map made  
by Amos Pascoe Esq surveyor

Also N E corner of Pueblo lot no 1210. <sup>40 acres</sup> <sup>A</sup>  
according to official map made by Charles H  
Poble A.D. 1856 and on file Board Trustees of  
your city please see what these  
lands are worth in their any  
market for them, and let me  
know, if you cannot attend to it  
send the address a good man

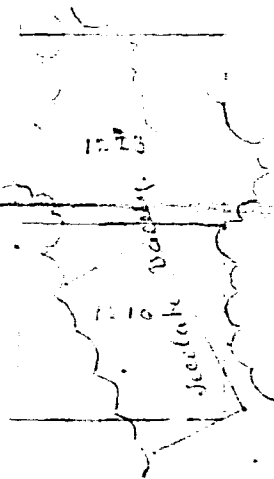
and gratefully oblige

H. D. Potter

1223  
1850 - C. Amos 2 1/2 80 A. Granted to C. J. Meadell.  
1210, Granted, 18 1/2, to Mrs. Phelps.

Wanantia Ind.

May 7. 84 - James Tr. Clarke & Maggie Clarke in wife of Groundaga, Lebnondaga, N. Y. to A. Holton Watson & Latham D. Potter by Synecdoche N. Y. Con: \$15000. E/2 1223 to acres and N E. Cor: Lot 1210 40 acres.



L. D. Potter  
Synecdoche, N. Y.  
May 9. 1884.

# San Diego Land and Town Company.

THOS. NICKERSON, President.  
S. W. REYNOLDS, Treasurer, Boston, Mass.  
CHAS. L. HARRIS, Superintendent.

SUPERINTENDENT'S OFFICE.

NATIONAL CITY, CAL.

May 9, 1884

Edw Morse

Dear Sir:

Your of yesterday was received but before replying I thought it best to refresh my memory from the record of instructions. Mr. Victor must have spoken in a qualified sense from his recollection, as I had the record and he referred to me. I do not remember what was said about Commission, but from instructions the Whipple property entire may be sold for \$7000 cash or equivalent, or without the two Eastern lots for \$6500. The prices you name must have included Commission. The figures named I understand as net but an offer near those sums would be entertained and submitted. If there can be any variation from these terms after conference with Supt. Victor I will inform you.

Respectfully

Wm Douglas

J. B.

San Diego Land and Town Company.

HICKERSON, President.  
REYNOLDS, Treasurer, Boston, Mass.  
HARRIS, Superintendent.

SUPERINTENDENT'S OFFICE.

NATIONAL CITY, CAL. Oct. 23<sup>d</sup> 1883.

Edw Morse Esq.

San Diego

Dear Sir

I herewith enclose

The Classification and grades of our several tracts of land offering for sale, and you are authorized to make sales for the Company, subject to approval, according to the data herein given, and on all sales the usual Commission of 5 per cent will be allowed for compensation. No price is given to the grade A. 1. as there is but one price that could claim that grade, and that is in Otay Rancho, and prices for C. 1. C. 2. and C. 3. are omitted as it supposed there will be no call for such at present.

Yours truly

J. A. Victor

Suplt.  
p. B.

NICKERSON, President.  
 R. REYNOLDS, Treasurer, Boston, Mass.  
 WRS. L. HARRIS, Superintendent.

SUPERINTENDENT'S OFFICE,

NATIONAL CITY, CAL.

" The practice would be to grade and classify each 5 acre tract and then fix a general average price in proportion - thus: for 15 acres lying in Nat. Rancho, more than 1/2 miles from N. City and within 4 miles - according to plan submitted and grades stated price would be as follows -

5 acres grading A. 2.	@ \$100 per acre	\$500
5 " " " A. 3.	" 75 " "	375
5 " " " B. 1.	" 50 " "	250
<u>15 "</u>		<u>\$1125</u>
	Consideration	

Average price per acre \$75

I suggest grading the lands as follows:

Grade A. 1. Valley land - best of soil - no hindrance to cultivation - standing or running water on the surface throughout the year.

Grade A. 2. Smooth valley, or low mesa - best of soil - no hindrance to cultivation - all tillable - good prospect of well water within 50 feet of surface

Grade A. 3. On bottom or mesa, smooth, good soil - all tillable - good prospect for well water at depth not greater than 100 feet - or for



San Diego Land and Town Company.

WICKERSON, President.  
REYNOLDS, Treasurer, Boston, Mass.  
MS. L. HARRIS, Superintendent.

SUPERINTENDENT'S OFFICE.

NATIONAL CITY, CAL.

3

any cause sufficient, to drop the grade one point from A. 2.

B. 1. Same as A. 3. relative to soil and prospect for water, but so divided by Ravines that it would have to be divided into 3 or more tracts for purposes of Cultivation - Or valley lands rank with salt or alkali, or low mesa or valley lands so rough and uneven that considerable expense in grading is necessary before it could be cultivated to advantage.

B. 2. Good soil, high or hillside, no prospect for water at depth less than 100 feet,  $\frac{1}{2}$  not available for Cultivation on acct. of roughness of ground, slope, or for any cause.

B. 3. Good soil, but rough and hilly,  $\frac{2}{3}$  not available for Cultivation - no water less than 100 feet.

C. 1. Good soil but high and rolling - no prospect for water at depth less than 125 feet - not desirable for Cultivation - Good pasturage.

C. 2. Light and poor soil, rough, broken land - no chance for water less than 150 feet - too tough for Cultivation.

# San Diego Land and Town Company.

WICKERSON, President.  
REYNOLDS, Treasurer, Boston, Mass.  
S. L. HARRIS, Superintendent.

SUPERINTENDENT'S OFFICE.

NATIONAL CITY, CAL.

4

C. 3. Very light poor soil - high and hilly -  
useless for cultivation - no chance  
for water - poor pasturage.

Prices: The prices submitted for your  
approval are as follows:

By Mission Lands.

A. 2.	—	\$ 45 <sup>00</sup>	per acre
A. 3.	—	65 <sup>00</sup>	" "
B. 1.	—	50 <sup>00</sup>	" "
B. 2.	—	25 <sup>00</sup>	" "
B. 3.	—	15 <sup>00</sup>	" "

National Rancho.

Within a distance of 1/2 miles from  
limit of town site of National City -

A. 2.	—	\$ 125 <sup>00</sup>	per acre
A. 3.	—	100 <sup>00</sup>	" "
B. 1.	—	85 <sup>00</sup>	" "
B. 2.	—	75 <sup>00</sup>	" "
B. 3.	—	60 <sup>00</sup>	" "

Over 1/2 miles and within 1/4 miles of  
National City.

A. 2.	—	\$ 100 <sup>00</sup>	per acre
A. 3.	—	75 <sup>00</sup>	" "
B. 1.	—	50 <sup>00</sup>	" "
B. 2.	—	25 <sup>00</sup>	" "
B. 3.	—	12 <sup>00</sup>	" "

# San Diego Land and Town Company.

WICKERSON, President.  
 REYNOLDS, Treasurer, Boston, Mass.  
 W. L. HARRIS, Superintendent.

SUPERINTENDENT'S OFFICE.

NATIONAL CITY, CAL.

5.

## National Rancho Concluded.

Lands at a greater distance than 4 miles  
 from National City -

A. 2.	—	\$85 <sup>00</sup>	per acre
A. 3.	—	65.	" "
B. 1.	—	40.	" "
B. 2.	—	20.	" "
B. 3.	—	12 <sup>50</sup>	" "

## Homestead Tract.

A. 2.	—	\$100 <sup>00</sup>	per acre
A. 3.	—	75.	" "
B. 1.	—	50.	" "
B. 2.	—	25.	" "
B. 3.	—	12 <sup>50</sup>	" "

## Olney Rancho

A. 1.	—	\$100 <sup>00</sup>	per acre
A. 2.	—	25.	" "
A. 3.	—	20.	" "
B. 1.	—	15.	" "
B. 2.	—	12 <sup>50</sup>	" "
B. 3.	—	12 <sup>50</sup>	" "

## Sectional Lands in Twp. 18 S. R. 2 West

A. 2.	—	\$50 <sup>00</sup>	per acre
A. 3.	—	40.	" "
B. 1.	—	30.	" "
B. 2.	—	20.	" "
B. 3.	—	12 <sup>50</sup>	" "

# San Diego Land and Town Company.

THOS. NICKERSON, President.  
S. W. REYNOLDS, Treasurer, Boston, Mass.  
CHAS. L. HARRIS, Superintendent.

SUPERINTENDENT'S OFFICE.

NATIONAL CITY, CAL. Oct 26, 1883.

E. W. Morse  
Dear Sir:

As requested by Supt Victor Haff you a memorandum of the grades and prices of several tracts of land as arranged. One item I did not leave as I did not meet you. - respecting certain Real Estate in San Diego.

The Evans House  $3\frac{1}{2}$  lots may be sold for \$7500<sup>00</sup>  
The same including  $1\frac{1}{2}$  lots and reserving #7000<sup>00</sup>  
2 East lots  
Terms  $\frac{2}{3}$  cash - Bal in 1 yr - with 7% interest  
Commission of 5% to be paid for making sale on above basis

Bank Building and 25 ft lot on which it stands \$7500 net - that is Commission must come from amt. over this sum.

Your truly Wm. Burgess  
for Supt.  
for 3/4 of Bank property \$11,000

San Diego, Cal. May 15 1886

Received of Thomas H. Paris.

in part payment for N. 80 ft of Lots 1 & 2 in  
fractional block 16 Gardner's Addition,  
with improvements thereon, the sum of  
Fifty Dollars.

the balance Ninety ~~Two~~ and  
Dollars  
to be paid Seventy five

upon the production of a good and sufficient deed to said  
above mentioned property.

free and clear of all encumbrances. In case the deed is  
not received within ten days from date hereof,  
The sum received in part payment, to be refunded.  
Witness our hands, in Duplicate.

Wm. W. & J. W. Phaley  
agents for owner.

Deed to Catharine Paris.

5-15-84  
Henry H. Davis.



James C. [unclear]  
P.O. [unclear]

J. K. Fulton & Son  
May 19. 1884.



SCHEIDER'S BOOK STORE. WHOLESALE AND RETAIL.

Established 1839.

STATIONERY,  
NEWSPAPERS,  
Circulating Library,  
MUSIC,  
Musical Instruments,  
PICTURES,  
FRAMES,  
MOLDINGS,  
BRACKETS,  
BASKETS,  
EYE GLASSES,  
BRUSHES,  
KNIVES,  
PURSES,  
PORTFOLIOS,  
ALBUMS, etc.  
Toys & Fancy Goods,  
WALL PAPER,  
WINDOW GLASS,  
Paints, Varnishes,  
CIGARS, etc.

Books and Subscriptions to Newspapers at Publisher's Prices.

San Diego, Cal. May 17 1884

Mr. F. W. Kelley

To A. SCHEIDER, Dr.

The San Diego Daily Union to

San Newspaper H Co

Paid by W. Kelley Sr  
A. Scheider

Received Payment.

ACCOUNTS ARE DUE AT END OF EACH MONTH.

*B. Brunson.*

*S. Wiley Wells.*

*Bradner W. Lee.*

*Brunson, Wells & Lee.*

*Attorneys and Counselors at Law.*

*Nos. 11 to 17 Baker Block.*

*Los Angeles, Cal., May 19th. 1884 .*

In Sic

vs.

*Mr. T. G. Battaile,*

*Albuquerque, N.M.*

*Care Land Com. Office A. & P. R. R. Co.,*

*Dear sir:*

*Our Judge Brunson desires us to acknowledge receipt from you, of your remittance of \$10.00, under cover of your letter of the 15th. inst., repaying that amount loaned to you by him.*

*He desires us to express his thanks for your promptness in returning the loan.*

*Very Respectfully,*

*Brunson Wells & Lee*

OFFICERS AND MEMBERS OF THE BOARD.

ARFID KARASTRY, President, San Francisco,  
 Commissioner for the San Francisco District.  
 CHAS. A. WETMORE, Vice President, San Francisco,  
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 Commissioner for the Yuba District.  
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 Commissioner for the San Joaquin District.  
 L. J. ROSE, San Gabriel, Los Angeles County,  
 Commissioner for the Los Angeles District.  
 G. G. BLANCHARD, Placerville, El Dorado County,  
 Commissioner for the El Dorado District.  
 JOHN H. WHEELER, Sonoma,  
 Commissioner for the Sonoma District.  
 CHAS. A. WETMORE, Chief Executive Viticultural and Grapes Officer.

OFFICE OF THE BOARD:

No. 111 LEIDENHOF STREET, SAN FRANCISCO, CAL.

STATE OF CALIFORNIA.

Board of State Viticultural Commissioners.

OFFICE OF THE CHIEF EXECUTIVE VITICULTURAL OFFICER.

San Francisco, May 19<sup>th</sup> 1884

Mess. Morse, Noel & Whaley  
 Fruitmen:

Your note just recd. -  
 This is my first day in the city - am  
 getting along well now.

Have the Escudido's property assessed  
 to the "Escudido's Company" - as a whole:  
 see that mortgages are deducted; assess  
 mortgages - \$50,000 to John Wolfskill et al (they  
 have probably retained them; and \$19,000 +  
 to Bryant Howard; ~~for~~ he holds three mortgages  
 and notes -

Yours in haste

Chas. A. Wetmore

Mr Geo S. Ladd of our company goes down in  
 steamer tomorrow; he knows about the  
 ranch assessment - but not of the disposition  
 of the mortgages - which you need not consult

how about:

You will simply have to deduct  
the entire mortgage - \$6,000 + (I put the  
exact figure - but the deed will show  
- as it was at half the price. <sup>15. out of</sup> <sub>each out of \$63. a day.</sub>

Yours sincerely,

Arthur

Charles A. Stewart.

May 19. 84.

Mr. Home.

Mrs. Home has decided  
to take the house and I will pay  
her on Sat. Dec. for my weeks  
rent. She will move in on Saturday  
and the same day send you the  
\$2.00. This is satisfactory or other-  
wise. Home and I will be done.

Respectfully

Wm. B. B. B.

May 22 / 84,

Salary refunded on May 24 / 84.

Miss Devin.

May 22. 84.

Wm. B. Allen.

$$\begin{array}{r} 350 \\ 872 \\ \hline 4372 \end{array}$$

San Diego, Cal. May 23 1884

Received of C. Anderson,

in part payment for Lots G, H & I, Block 85  
Horton's Addition, San Diego, the  
Sum of One Hundred Dollars  
on account

the balance One Thousand & Fifty Dollars  
to be paid

upon the production of a good and sufficient deed to said  
aforesaid property.

free and clear of all encumbrances, excepting taxes  
1884. Examination of abstract allowed, and  
copy of same to be taken.

Witness our hands in Duplicate

Wm. A. & J. H. A. & J. H. A.  
Agents of the Owner.  
C. Anderson

5-23-84  
B. Anderson  
May 20, 84



National City, May. 23<sup>rd</sup>. 1884.

Messrs' Morris, Haell & Whaley,  
San Diego, California.

I hereby acknowledge the receipt of  
Certificate of Redemption for Lot 5,  
Block 115. National City.

Respectfully Yours,

Mrs. James Workman.  
National City,  
California.

Mrs James Workman.  
May 23/84.

Dear Mr. [Name] -  
I would like to write you some time  
ago concerning the two lots A & B in [Address] -  
But I get no answer from you - I would like  
to know whether there is a possibility of selling  
the property down there or not - we have only the  
block & the two lots in mind - for we would  
like to sell all - if with you would write  
let us know what you were prepared for the two  
lots & also what you can get for the block  
over and above your 4 other properties.  
It is likely we would sell all the property  
for a good price - but see what you can  
get for the whole property down by us -  
I can also sell our South - East property -  
There will be a number to sell all the rest that  
we have in our Southern District - I do hope  
you will write soon & let us know what  
you can get - over all expenses - as above  
stated - We expect to see all our other areas in  
a few days & want to hear from you to know  
what our future dealing shall be

We want to determine before the 1st of July  
next - if we wish to know what to depend  
upon - there are good here in this country  
every thing that is to be had in the way of getting  
them very good and cheap plenty of fruit  
& vegetables - and they can be seen  
at most of each County - yours  
Respectfully  
J. J. Babb

\$5

San Diego Mar 24<sup>th</sup> 1881

Received from Wm Steel Whaley  
Five Dollars,

For Abstract No 20 acc to 1 in Dec 1881  
National Ranch

Rec'd 10/2/81

I am sorry that I cannot  
 believe that I am in the same position  
 to me to sign. I have signed & will that the same  
 back to you on Monday. The first I think  
 of you will receive my last letter you  
 will see that I spoke in unmistakable  
 language that I am sure you would see to read  
~~me~~ the whole thing and it is not understand  
 anything a great abstract of title - I am  
 in a habit of making abstracts - I will  
 send you - But be that as it may - I will  
 send the same abstract to Bill Harp & he  
 will order him to deliver the deed up on  
 the payment of the \$100 - some charges - so I hope  
 to get the \$110 - without being out any  
 more - If you see any opportunity by  
 buying the other two parcels one at 400 -  
 the other at 400 they will cost one that has  
 so I hope - all will be right - I will come  
 down - Nothing business or any part - etc

To attend some business at - I am  
very likely will make a sale - while those  
of all that I have left - my health and your  
family well - at this time - I am  
not willing about to work next - if so  
I am to go - Yours Respectfully J. B. B.

P.S. I shall give you your choice to send  
a certificate draft on some good bank  
in your country or lawful money of  
the United States - I presume the check will  
not there as you at this letter - it will be  
found in the bank - W. & C. B. B.  
J. B. B.

Dotage Green - Sam Co - oge - April 15<sup>th</sup> 1884 -

Mr G. P. Noell Dear sir after consulting  
with my wife - Concerning the two lots A & B.  
Bl - 170. If she can get \$375<sup>00</sup> clear of all  
charges & expenses of conveying with Minn & Naton she  
will be willing to sell - You can send  
a Deed for me to sign - I am anxious for you  
to look for a purchaser for the two lots - but unless  
it nets her three Hundred & Seventy Dollars she  
would not be in favor of selling - I received the  
Draft - for \$470<sup>00</sup> only 3 days ago. I thought it  
a long time coming - Write to me what you  
can get for the blocks 217. If I can sell the  
two lots I am anxious to sell the block also -  
I hope you will find out what you can  
get for the property altogether or separately at  
an early day & let us know immediately -  
I cannot leave here before early fall to  
come down - but if we can sell I shall  
not come down at all - I hope you will  
assist yourself now & try to sell with out  
delay -



I am now on a visit - to see my folks -  
and write from Canyon - You will please  
direct to Cottage Grove Ogden - I learn  
you have had a very wet season down in  
San Diego County - I hope you will have  
a season of plenty - & good luck this  
year - Your truly D. J. Babb

Cottage Grove Saw Co Open April 29<sup>th</sup> 1884-  
Mr C. P. Noll Dear Sir I wrote you a  
few days ago - and ordered you to direct your  
letters to Cottage Grove - as I shall move in  
a few days to Eugene City you will please direct  
your communications to Eugene City & oblige  
I am anxious for you to write me what you  
can get offered for the block or for a part of  
the blk. as I wish to see now this spring  
I wrote in my last letter for you to sell the  
lots A & B in block 170. If you could get  
\$20000 clear I will consider the money sent  
to you to my wife with out charge at Eugene  
City - If you can sell please let me know  
immediately as my wife is anxious to sell this  
spring - please state the amount you can  
do with the property - If I can do only sell a part  
of block 171 - I would sell a part if paid enough  
for it - yours respectfully  
Cottage Grove Oregon 4/30

A. J. Babb,  
May 24, 84.

Duit Postal order for \$25<sup>00</sup> June 2<sup>d</sup> 184

LL. B

I am Dear May 25, 184

My Dear Battaille,

While having no wish to hurry you, circumstances compel me to ask you to send the \$25, as soon as convenient. The reasons are, in the first place I have been quite ill nearly ever since you left and am only out for two days past, and next, the continued rains have about ruined Stern's crop, which, but it out of my power to raise anything on that, and those who were willing to wait, seeing this happened, are now in a dire straits for their money.

I received the map, for which please accept my thanks, a party of us may chide out your way ere long.

Nothing new here, Edw. P. Wall

was bound to die,  
Give my regards to Siquia  
and let us hear from you,  
Yours truly  
W. W. W. W.

San Diego June 10, 84  
My dear Dillaile!  
I enclose herewith  
your note, the amount having  
been received -

I went to Sherris, yesterday  
but he was at the Credit House  
I left you message -

Since my last writing  
have taken a more favorable  
turn, many parties will get  
fine crops, but many will  
lose nearly all, I am told  
that stock will be some  
but not much, all the grain  
will do well, otherwise very  
thing was along, about  
as usual, several new and  
rather fine houses are going  
up.

I am glad to hear that you  
like your situation, and  
hope you may be able to  
put the amount little for a  
rainy day -

Give my kindest  
regards to Sedgewick &  
I should like to shake him  
by the hand some more -

Yours truly  
J. W. W. W.

*From Winder  
May 4/June  
1884*

*To Winder*

*May J. G. Batture*  
*Care Col. Seagraves*  
*Albuquerque*  
*N. M.*

SAN  
Bd. No.  
JUN  
CALIFORNIA





Los Angeles

May 25/5-

Messrs

Morse, Wood & Whaley

Gentlemen

Will you please give in  
my list <sup>of</sup> <sup>four</sup> <sup>quarters</sup> <sup>of</sup> <sup>my</sup> <sup>land</sup> to the assessor the  
land comprises a <sup>undivided</sup>  $\frac{3}{4}$  inter-  
-est in the Potrero of San  
Jacinto Nuevo, assessed to  
Edward Mc Gary last year  
I hope the assessment will  
not be any higher than  
last year, please see to it  
and when taxes are due send  
me amt of same to be paid -  
also your bill for the trouble

Respectfully Yrs

Joseph W. Wolfstall

1-198- Cuesta E. McCamp 1882

Pedras de San Jacinto Nuevo (pac.

Lot B. 480.000 \$304

Lot C. 480.000 \$304

Lot M. Macfollie 966

May 28/84

188

Pedras. Cuestas 1276  $\frac{92}{100}$

San Jacinto Nuevo 47082  $\frac{17}{100}$

48,358.000

966  
322  

---

1288

BRANCH AGENCIES IN ALL THE PRINCIPAL TOWNS, IN SOUTHERN CALIFORNIA.



PAY TAXES,  
COLLECT RENTS,  
PURCHASE PROPERTY,  
AND  
LOAN MONEY FOR NON-RESIDENTS.

*Metcalfe, McKoon & Hall,*

REAL ESTATE AND LOAN AGENTS,

19 NORTH SPRING STREET, opposite Post Office.

Los Angeles, Cal. *May 31<sup>st</sup>* 1884

*Wm of Wm Noel & Malin  
Ismittemah*

This will introduce  
to you Dr. G. B. Owens formerly of Ohio  
who is seeking a better climate  
with prospects in view. Hope you  
will be able to locate him in a nice  
home in our city.

*Yours Respectfully,  
Wm Noel & Malin*

McClary, McRorie  
& Hare.

May 31, 84

Two RED ink to denote brick or stone buildings; BLACK ink wooden buildings.  
 Note: space will then remain to show all other buildings within 100 feet in every direction. Give the occupancy of every lot, by number and amount of folios, every tract in the PLYMOUTH or the Haver appearing in the diagram. Indicate the square.

Block 9 - A St

A Brick	Jewell <sup>6</sup>
B Brick	Jewell <sup>8</sup>
C	Brick <sup>5</sup>
D	Brick <sup>1</sup>
E	Brick <sup>30</sup>
F do	Brick <sup>6</sup>

Supp. 10. 8. 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.

1175 ✓  
 1100  
 1200  
 900

offer 1600 unimproved & accepted.  
 offer 2000 unimproved & accepted.  
 offer 1600 unimproved & accepted.  
 will purchase @ on exchange for D.

2 2 8

K	Wagon and other vehicles	20
E	Harness, rubbers, saddles, blankets, etc.	20
G	Consigned goods	25
	Fixtures of saloons, stores, offices and other business places	
	Farming utensils	
	Machinery	
	Wagon and other vehicles	
	Harness, rubbers, saddles, blankets, etc.	
	Horses - Thoroughbred	
	" American	
	" Half-breed	
	" Spanish	
	Cattle	
	" Thoroughbred	
	" Mixed blood	
	Cows - Mixed blood	

Deph. of wire Banded.



Recd. May 24/84.

Messrs. Morse, Nicolet & Whaley

Dear Sirs

I send to the bank the \$1075- as you suggest.

I depend upon you to see that every thing is all right.

I must have the whole of that block, ~~and~~ the only thing is when & how to get it. I do not think I would take about exchange on lot C, but ask the owner what he will take for it & let me know.

Very Truly

H. W. Hancock

San Francisco }  
May 19/84 }

721 Market St. S. F.

Form No. 1

# THE WESTERN UNION TELEGRAPH COMPANY.

This Company TRANSMITS and DELIVERS messages only on conditions limiting its liability, which have been assented to by the sender of the following message. Errors can be guarded against only by repeating a message back to the sending station for comparison, and the company will not hold itself liable for errors or delays in transmission or delivery of Unrepeated Messages, beyond the amount of tolls paid thereon, nor in any case where the claim is not presented in writing within sixty days after sending the message.

This is an UNREPEATED MESSAGE, and is delivered by request of the sender, under the conditions named above.  
T. ECKERT, General Manager.

NORVIN GREEN, President.

NUMBER	SENT BY	REC'D BY	CHECK
386.			10 (collected)

Received at San Diego, Cal. 1888.

Dated San Fran 23.

To Morse Noell & Whaley

*Draft mailed to Bancroft  
last monday also wrote you  
H B Bancroft*



San Diego. May 24<sup>th</sup> 1887.



of Wm. Joel & Thaley  
ten Dollars.

in full for written opinion for the Ke Bances of

\$ 10<sup>00</sup>

M. A. Luce

Mess More Noell & Whaley

Dear Sirs

I have  
concluded not to  
take the lots in block  
9 at the price offered.

Very Resp<sup>ly</sup>

H H Bancroft

San Francisco July 8/54

Wes Moore Noell & Whaley

Dear Sirs

I have  
been out of town  
a few days &  
am just in receipt  
of your letter.

I can do nothing  
now before Monday.

I think I shall  
telegraph you  
then that I

will take the two  
lots E & F Block  
9. and at the  
same time send  
the money to the  
bank to await  
the deed.

By Repp

H H Bancroft

San Francisco }  
July 3/84 }  
\_\_\_\_\_

San Francisco June 27/54

Mr E. W. Morse

My dear Sir

I am glad  
you are going on  
to grade Fifth St.

I have become much  
interested in San Diego,  
particularly in that  
part of it. Not that  
I expect much  
from it during  
my lifetime, but  
it must come to some

thing sometime.

I shall be glad to do any thing at any time to aid in improving or beautifying the street. I would build on it, if others will. Do so, just as soon and just as fine buildings as circumstances will warrant.

Except in block 9 I have only one lot in the blocks you name, - that is C in 203 & I wish if you

will order done in the most economical way & the bills sent to me I will pay.

As I am trying to get the other lots in block 9 it will be better for me to wait & do it all at once, when I can do it at a much better advantage & for less money. Unless the whole block is done it would leave a hole in front of the lots graded which would make it worse than it is now I should think. The fact is I have not much along this street.

I believe it would pay well to set out some trees in front of these lots & have them growing.  
Very Resp<sup>ly</sup>  
H. H. Bancroft

JUNE  
1884

San Francisco

## DESCRIPTION OF PROPERTY.

Fill out this blank, sign and return by mail or in person to WOOD'S REAL ESTATE BUREAU AND PUBLICATION COMPANY, north-east corner of Fifth and F Streets, San Diego, Cal.

Price of Property, \$ ..... Terms of Sale .....

Acres of land ..... level or rolling .....

On what road ..... distant from .....

Buildings— kind and number ..... old or new .....

Orchard ..... acres, kind of trees .....

Vineyard ..... acres, kind of vines .....

Acres of land under fence .....

Acres of land under cultivation .....

Kind and color of soil .....

Kind of fence and its condition .....

Timber, and what kind .....

Number of wells ..... hard or soft .....

“ “ springs “ “ “ .....

“ “ streams of living water .....

Acres in grain ..... and what kind .....

“ “ hay “ “ “ .....

Number of windmills and size .....

Distance from San Diego .....

Direction “ “ “ .....

Number of lots and blocks ..... where? .....

I Hereby Appoint, R. M. Wood and C. M. Wood as my sole agents for the sale of the above described property for the period of one year from date.

..... 1884.

[SIGN HERE.]



HEADQUARTERS

# WOOD'S REAL ESTATE BUREAU

AND

PUBLICATION COMPANY.

*San Diego, June, 1884.*

DEAR SIR:—We take this method of direct communication with you rather than through newspaper advertisements, because the subject matter is one of interest and importance to every land-holder in San Diego County.

We have established a Real Estate Bureau in this city for the sale of all kinds of real estate, and we think you will be satisfied by the following facts that we have better facilities for advertising and selling property than any other firm in Southern California:

We shall begin, during the present month, the publication of a four-page, monthly Journal, called "THE SAN DIEGO COUNTRY," consisting of 20 columns descriptive of the resources, productions, climate and prospects of San Diego County, written by some of the best writers on the coast; also for the advertisement and sale of property in this County. The first issue will consist of 5,000 copies, which will be judiciously circulated, free to all, throughout the Pacific Coast. We have established agencies in San Francisco, Portland, Or., Sacramento and Stockton, Cal., to co-operate with us in advertising and selling real estate placed in our hands for sale. This is a very important feature of our Land Bureau and offers facilities enjoyed by no other real estate firm in Southern California for the advertisement and quick sale of lands.

If you have property for sale, our journal will place the fact before the eyes of 25,000 to 50,000 people every month. To avail yourself of this unequalled opportunity, and have your property advertised, will cost you nothing. All we ask in return is that you give us the sole agency for the sale of your property. Remember that real estate placed in our hands for sale will be advertised all over this Coast. Only the usual commission of five per cent. will be charged for selling.

We do a general real estate business: negotiate loans, rent houses, collect rents and pay especial attention to transacting business for non-residents.

(OVER)

We mean business; we are here to stay, and in helping ourselves we must necessarily help you and the county at large.

If you have any property for sale, we would like to sell it for you; and in case you decide to place it in our hands you will please fill out the accompanying blank form and return to us by June 15th, in order that it may appear in the first issue of our journal, a copy of which will be mailed to you as soon as published.

We are necessarily at a heavy expense in publishing a monthly journal of this character for free distribution. Hence we ask the sole agency of your property as we cannot afford to advertise real estate that other agents have the right to sell and secure the commission that we have justly earned.

Particular attention will be paid to furnishing surveyors for the subdivision of large ranches, and to the sale of the same.

If you so desire, we will be pleased to give you the best of references and show you letters of recommendation, of which we are justly proud.

We shall take special pains to exhibit the various products of San Diego County at our office, for which we have extra facilities. We therefore solicit contributions, which will be labeled with the name of the producer, and where grown. Send specimens.

Hoping to be favored with your patronage, we are

Respectfully yours,

R. M. and C. M. WOOD,  
San Diego, Cal.

Woods, Rice & Eaton  
Publishers  
June 15

C. T. HOPKINS, President  
L. L. BROMWELL, Secretary

JOHN BERMINGHAM, Vice-President  
W. H. C. FOWLER, Marine Secretary



318 California St.

San Francisco.

June 2nd 1884

Messrs Noell & Whaley

San Diego, Cala.

Gentlemen;@

We are advised by Mr Herbert A. Chase that he has turned over to your firm all the agency supplies of this ~~firm~~<sup>office</sup> to your care and keeping, and we shall at once order our regular Commission of authority to issue. We have an idea that the agency material on hand does not amount to much. You will kindly invoice to us an account of a detail, of such as was transferred, when we will outfit the agency completely. Mr Chase preferred to order his policies direct from these headquarters, but if you prefer, we will send you a supply of Policies and Daily Reports., authorizing you to issue same and report by Dailies, after the more modern fashion. At your leisure you may perfect the enclosed Bond, and return to this office.

Yours Very Truly

A handwritten signature in cursive script, which appears to be "L. L. Bromwell". The signature is written in dark ink and is positioned below the typed name "L. L. Bromwell, Secretary".

~~5~~ ~~20~~ ~~00~~ / 100

San Diego, Cal. June 3<sup>d</sup> 1884.

Three Months after date (without grace) we promise to pay to the

Order of Morse Noel & Whaley

One Hundred & Twenty

**DOLLARS**

for value received, with interest at One per cent. per month until

paid, both principal and interest payable in United States Gold Coin.

Frederic O. Roberts  
E. W. Burleigh



**NO**

Schnebler & Kueppers, Booksellers and Stationers, San Diego, Cal.

• 25th by Cash in hand \$2.00  
" do - " of note 7.00

Paid balance by  
W. B. Thayer  
Feb 18/86

BANCROFT'S  
Pacific States Histories

Prof Morse Hoell + Whaley

Dear Sir

In looking over  
abstract of the Jewell lots  
K + S block I see there  
was a mortgage.

No mention is made  
of its having been cancelled.  
I have no doubt, of course,  
but that it was done, & is  
all right. Still I would  
like a line from you  
about it, as that will complete  
the record of the transaction.

Very Respectfully

H. H. Bancroft

San Francisco, June 14/84

Do I understand you to  
say that you placed  
something to my credit  
in the bank, and if  
so what is the amount?

Henry

H. H. Hancock,

June 4th 1884.



Los Angeles. June 5<sup>th</sup> 1884

Gov Whaley

Dear Sir

I was glad to receive through my wife from you the certificate of redemption of my lot in National City but how is it that the name was so corrected my name as you know is James not Joseph will it not make trouble or inconvenience in case I was going to sell it. I certainly thought you would have had that corrected. Please tell me how it is about that. I see the cost is \$6.97 and as I paid you \$10 there will be due me on that account \$3. I am very much obliged to you for

having it recorded and paying  
for it (\$1.) which I will refund  
to you later in this month  
when I pay the interest on  
money borrowed, and now Mr  
Whaley I want to ask you if you  
will take the agency of the Home  
and let it if you can and let  
me know your terms, my wife  
intends joining me here in Los  
angeles in a few weeks as I  
can see no immediate show of  
my getting work at home, it  
cost me at least five dollars a  
week more as we are than if the  
pros help me. please answer at  
your leisure and oblige yours

Respectfully James Workman

21 Jackson St  
Los Angeles  
Cal

James Workman,  
Quincy, Ill.

Mar 25. 84 Redeemed \$10.00

Apr 5. 84, Gen Redemption

Lot 5 Bk. 115.

Personal Property

& Improvements.

Recording May 20. 84,

Sent to his wife May 21. 84.

---

March 25. na Haight.

\$10.00

Genl. Act -

7.6.97

Remaining -

1.00

Auditor.

2.00

---

D. E. McConkey & Co.

Commission Merchants

55 Fifth Avenue

City of Washington D.C.

Chicago June 7<sup>th</sup> 1884

Messrs Messrs. Noel & Whaley

San Diego, Cal.

Being desirous of finding a more desirable place to live as regards climate, this year I have formed thoughts of spending next autumn, winter & spring in California with view of settling there, I would like some information about your town, if it is not asking too much of you, would like to know the present population about once what kind of country say about fifty miles around whether good agricultural land, or more suitable for grazing purposes, are there many sheep & cattle raised now by, and what can they be bought for, what can land be obtained for, what is the soil,

What is the climate throughout the year  
How did the thermometer range during each month of 1883?

What were the extremes of heat and cold during 1883?

Do you have any Malaria, Rheumatism, or Neuralgia among your people

have you good Schools and Churches

what are the predominant nationalities among you

is the cost of living high, by answering the above questions

and giving <sup>me</sup> such other information as you think will be

of interest to one pertaining to the subject, you will

confer a favor which will be duly appreciated by

me. I remain, Respectfully,  
Yours &c  
W. B. Parker,  
2706 Columbus Ave

J. S. Parker.  
January 24.

San Francisco June 9/84

Messrs. Merrick Hoell & Shaley

Dear Sirs

I am in receipt of yours in relation to lots in block 7.

One block nearer town corresponding lots

I just sold for \$600 each. Next these very lots I bought one a few weeks ago for \$400. In the block beyond I am paying \$200.

Now I don't

mind paying two  
prices for those lots,  
but beyond that I  
do not think it will  
be wise for me to  
go.

If you can get  
them at \$800-  
each, twice what  
I paid for the  
adjoining lot, I  
will take them  
by Ruff  
H. H. Bannett

H. H. Bancroft  
June 9. 84



DIRECTORS.

A. L. REDDEN, Prop'r. Exchange National Bank.  
GEORGE GARDNER, County Att'y Butler Co.  
C. E. LODGELL.  
C. C. JONES.  
W. J. MENDENHALL.

REFERENCE: NATIONAL BANK,  
EXCHANGE NATIONAL BANK,  
BANK OF EL DORADO.



# The National Real Estate Union!

Incorporated.

Correspondents in every  
State and Territory.

C. E. Lodgell, Manager.

Annual Edition of  
Directory.

St. Dorado, Kansas, June 11" 1884.

Miss. Morse, Noell & Whaley.

Sandiego

California. Gentlemen -

Yours of  
May 9<sup>th</sup> containing contract  
and advertising matter was re-  
ceived. also yours of June 4<sup>th</sup> 1884.  
The directory will be out soon.

Yours Resp.  
C. C. Jones assist man.

100

POSTAGE WILL BE PAID BY ADDRESSEE  
No. 100  
WEST VIRGINIA  
MAILS, REGISTERED MAIL, TELEGRAMS  
DEPARTMENTS OF POSTAL SERVICE

*Handwritten address or recipient information, partially illegible.*

DEPARTMENT OF POSTAL SERVICE

DEPARTMENT OF POSTAL SERVICE

1884

*Handwritten date: June 11*

*Handwritten text: Mrs. Wm. H. ...*

*Large block of handwritten text, likely the main body of the letter, written in cursive. The text is difficult to decipher due to the handwriting and image quality.*

*Vertical handwritten text on the right side of the page:*  
M. C. ...  
K. ...  
June 11, 84.

C. T. HOPKINS, President  
L. L. BROMWELL, Secretary

JOHN BERNINGHAM, Vice-President  
W. H. C. FOWLER, Marine Secretary



318 California St.

San Francisco.

June 12th 1884

Messrs Morse Noel & Whaley  
San Diego, Cal.  
Gentlemen:-

We own your esteemed favor dated 6th inst, enclosing a receipt for supplies belonging to this Company, received at the hands of Mr Chase, the son of our deceased agent.

Your Mr. Morse is not unknown to the subscriber; if we remember correctly, he was the agent of the Phoenix and Home when the Secretary of this Company visited San Diego for those Companies in the capacity of Adjuster; and we have no doubt as to the successful future of the California in the hands of the firm headed by a gentleman whose conservatism was axiomatic in my time in Southern California.

Commission of authority will at once issue from this office, and go forward with supplies such as your agency seems to require, including policies. We will write you further when these are ready to go forward. In the meantime, we will anticipate the blank Bond referred to in your letter.

With regards, we are

Yours Very Truly

San Diego, Cal June 13 1884

Received of E. W. Morse.

in part payment for Lot 9. in Block 779,  
and Lot 9 in Block 780, New San  
Diego. the Sum of One Hundred  
Dollars.

the balance Two Hundred Dollars

to be paid

upon the production of a good and sufficient deed to said  
above mentioned property, to him or his order,  
free and clear of all encumbrances. -

Witness <sup>my</sup> hands.



67 13 - 84

Red [unclear] in

with [unclear]

1884

13. 1884

13. 1884

California Gas Co.

San Francisco,

June 22<sup>nd</sup>, 1922

Moses Noel Whaley, Esq.

Res. Agent - San Diego

Dear Sir,

Your attention is directed to the following resolution passed by the Board of Gas Insurers of the Pacific on the current.

Resolved: that the basic rate for Warehouses, Grain in bags, and bags only, 2<sup>nd</sup> class, shall be \$1.25 for such Warehouses and their contents as are located in the State of California

Please observe that this is the minimum for detached warehouses only, - subject to regular charges for expenses

insurance and freight.

L. L. Brumwell Secy

OFFICE OF  
JOHN F. DUTTON

— PROPRIETOR —

MINDEN NURSERIES

Minden, La June 15. 1884

P. M. Esq.  
San Diego, Cal.

Dear Sir.

I have a desire  
to come to San Diego County to  
locate. you will do me a  
favor, by sending me the  
name of some reliable person  
that I might get trustful  
information from. I am a  
Nurseryman and a farmer

Yours very Resp.  
John F. Dutton.

Minden  
Webster Parish  
Louisiana.

✓  
Jno. H. Dutton

June 15. 84



North San Diego

June 18<sup>th</sup> 84

Mrs. Devel & Whaley,

Please stop all  
proceedings in regard to  
the renting of our house,  
as we need it.

Yours Respectfully

A. W. Goodwin

A. M. Gardner

June 1884

Gas H. Ruedel  
June 18, 84

Yours very truly  
J. H. Ruedel

Gentlemen

Your favor of the 9<sup>th</sup> inst.  
duly received & contents noted.  
I would like a little more information  
in regard to my property. Some  
time ago you wrote me that an offer  
of ten dollars an acre for a portion of  
the land had been made by you. Now  
comes an offer of \$25.00 an acre for  
all of it. What do you consider the  
land worth and what is land  
in the immediate neighborhood of  
mine held at.

Do you advise accepting this offer?  
What will be your chgs for conducting  
the sale if I accept the offer?  
If I hold this land for a year would  
it be likely to see it increase in  
value?  
What is it to be used for. Farming

or other purposes & for what  
The Will of my Uncle Beardslee  
was proved and admitted to  
Probate a long time ago. I  
presume it will be necessary  
for me to send in a certified  
copy of the Will and possibly  
a certified copy of the surrogate  
proceedings in the case. If  
so inform me what is required  
and I will attend to the matter  
at once.

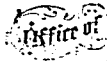
What are you doing with the  
house property this year and  
what rent is paid for the  
house & lot now.

What do you consider the  
house & lot worth -  
With best wishes I am

Yours truly  
J. H. H. de  
To  
Morse Kroll & Whaley  
San Diego

Local

house 12x14. Shingle roof, south exposure. Shingles with rough boards up & down in fair condition.  
Shed in rear used for kitchen. dilapidated condition.  
work with house about \$200.



C. E. GILLETT,  
SECRETARY

OAKLAND

MASONIC TEMPLE ASSOCIATION,

Oakland, Cal. June 19<sup>th</sup> 1884

Master Morse, Noell & Whaley

San Diego Caly Gruts

Enclosed please

find 2 cty of Sale for Tax, assessed in 1882,  
of 15 acres in Lot 1153. Public - purchased by  
C. P. Noell for me - please file over the  
Assignment to me & if the property was  
not redeemed within one year from date  
of sale have a deed for same ~~drawn~~  
from City & County & recorded - and write  
me & send bill of Expense for same & I  
will remit -

Is the outlook for land in the vicinity  
of these lots improving any? dont suppose  
much could be grown on them without  
irrigation? Could there be water had for  
irrigation? Please let me hear from you  
soon & oblige, resp<sup>t</sup> Yours &c

C. E. Gillett

Chas. D. Bennett  
June 19th 1882



C. E. GILLETT,  
SECRETARY

OAKLAND

MASONIC TEMPLE ASSOCIATION,

Oakland, Cal. June 28<sup>th</sup> 1884

Messrs Morse, North & Whaley,

Sirs - Yours

of the 24<sup>th</sup> inst. re: today & contents noted -  
I did not think about the date for taxes  
of 1882 when I wrote you - and as Mr  
Morse bid the property in for me at that  
sale - it probably would be as well for Mr  
North to assign off to Mr Morse deed  
for Mr Morse to get a deed from Sheriff  
on his purchase in 1882, and then make  
a quit claim or bargain & sale deed to me  
and how the old tax off - taking the  
deed from the City tax collector -

This please attend to at your  
earliest convenience & send the  
papers (after having deed recorded)  
by Wells Fargo & Co Express Co.,

Respectfully  
Yours

Chas E Gillett

Make my deed to Chas E Gillett of Oakland Cal

E. F. Spence, President

W. Tracy, Cashier

---No 2,491---

First National Bank Los Angeles.

Los Angeles, Cal. June 20 1884

My dear

Mrs. Noell or Haley  
San Diego.

Gentlemen

I hardly think the  
Wilson Residence is for sale,  
yet, a fair offer would  
be entertained we  
would not set a price.

Respy

E. F. Spence  
for the Estate

for G. P. Hawley. - San Diego  
San Diego, July 2. Says he will have to re-  
port to his father.



E. F. Spence  
Tex Wiley Est  
June 20. 84

A. C. MORSE,  
COMMISSION GRAIN MERCHANT,  
MEMBER OF S. F. GRAIN EXCHANGE,  
No. 20 WEBB STREET.

REFERENCES:

D. O. MILLS, San Francisco.  
Wm. F. COLEMAN & Co., San Francisco.  
C. ADOLPHE LOW & Co., "

San Francisco, June 24<sup>th</sup> 1884

Me<sup>r</sup> Morse, Howell & Whaley  
Leut-

Yours of June 4<sup>th</sup>  
was duly read. I did not promptly answer  
for the reason that I was waiting to consult  
Judge E. D. Sawyer who owns a large tract  
of land adjoining me on the San Vicente Rancho.  
The matter as to a question of title having been pending  
in court for a long time between him & Sargent  
has just been decided by the Supreme Court in  
Sawyer's favor. For many years the  
owners of land on this grant, which was long since  
cut up and divided, have greatly suffered by the  
arbitrary manner of Sargent, he having claimed  
ownership of most of the land in the lower valley,  
and his stock being allowed to occupy the whole  
tract. He were never able to put the property on  
the market, he notifying all parties who came out  
to look that he was the owner or bene.  
A writ of restitution has been issued and I presume  
in a few days Sargent will be put off the

A. C. MORSE,  
COMMISSION GRAIN MERCHANT,  
MEMBER OF S. F. GRAIN EXCHANGE,  
No. 20 WEBB STREET.

REFERENCES:  
D. O. MILLS, San Francisco.  
WM. F. COLEMAN & Co., San Francisco.  
C. ADOLPHE LOW & Co. "

San Francisco,

188

Grant, and we will then be rid of a man who  
has been a terror to that part of the Country.  
A gentleman in the U.S. Land office here who  
owns 160 acres adjoining me just informs me  
that a few days since he sold his tract through  
McDonald Bro<sup>s</sup> for \$7 per acre, which he considers  
a sacrifice - the tract costing him more money  
twelve years ago. I merely give you these facts  
to show that in the near future we ought to realize  
an advance over these prices. As soon as things  
look better (which I hope will be the present year)  
I shall be glad to give you this property for  
sale. I have been all over the land, and know  
this particular tract to be very choice. I think I  
should realize \$10 per acre this ~~present~~ winter, if  
not before. The Bulwerwill property I  
shall also be glad to put in your hands whenever  
there is a favorable move. I had thought from  
the location of Block 2 it would sell for fully  
\$800. I think from its location it will soon command  
that price if there is any activity in your market

A. C. MORSE,  
COMMISSION GRAIN MERCHANT,  
MEMBER OF S. F. GRAIN EXCHANGE,  
No. 20 WEBB STREET.

REFERENCES:

D. O. MILLS, San Francisco.  
Wm. F. COLEMAN & Co., San Francisco.  
C. ADOLPH LOW & Co.,

I shall be glad to  
show you your farm  
at any time.  
San Francisco,

188

If you wish to offer the block I will place it  
in your hands now with a limit of \$800 -  
If you have an offer near that figure please  
advise me. I paid more for it ~~thirteen~~ years  
ago. I expect to go to Chicago early next  
spring where most of my family are, and I  
propose to sell out all my interest in this  
state before that time.

In the matter of taxes, I would be willing to  
put the property in the hands of your firm,  
but as I shall probably only pay taxes for  
this year if it is not necessary to make a  
change. Wells Fargo do have paid all the  
taxes for over 12 years.

This property is owned by my wife  
consequently assessed to her.

I think when Sargent gets out of the way  
and Judge Sawyer commences to offer his land  
in small tracts I shall then put my 160  
acre piece in your hands for sale  
Yours truly  
- H. C. Morse

*[Faint, mostly illegible handwritten text, possibly bleed-through from the reverse side of the page.]*

*[Vertical handwritten text, possibly a signature or name.]*

*[Vertical handwritten text, possibly a date or reference.]*

A. J. BRYANT, President.  
CHARLES H. CUSHING, Secretary.

AGENCY OF

RICHARD IVES, Vice-President.

# The State Investment and Insurance Co.

PRINCIPAL OFFICE.

218 and 220 SANSOME STREET.

P. O. Box 1766.

Oakland June 26 1884

Mrs. Mrs. Noel and Whaley,  
San Diego

Dear Sirs:

Some time since

I wrote you in answer to your  
inquiry about my father's abstract  
to lots in San Diego.

If the document is of any use  
to you we will entertain an offer  
for the same.

Yours  
A. J. Bryant

The State Investment and Insurance Co.

PRINCIPAL OFFICE.

218 and 220 SANSOME STREET.

P. O. Box 1767.

DAVIS & CO.  
PRINTERS  
OAKLAND, CAL.

Oakland, March 26 1884

Miss Morse, Noell, and Wheeler.

Dear Sirs:

Yours of the 8<sup>th</sup> ult. received (sometimes since) and as my father was in San Angeles at the time I had to forward the same to him and await his answer - consequently the delay. The Abstract which is of no immediate use to us of cost us \$175<sup>00</sup> you can have for 65<sup>00</sup> which we consider reasonable as it embraces a full record of the property <sup>formed</sup> owned by us in San Pelayo and New Town.

Yours truly,  
A. J. Davis

A. G. Davis.

Mar 26. 5

June 26. 5

1855



C. F. HOPKINS, President  
L. L. BROMWELL, Secretary

JOHN BIRMINGHAM, Vice-President  
W. H. C. FOWLER, Marine Secretary



318 California St.

San Francisco.

June 30th

1884

Messrs Morse, Voell & Whaley.

Res Ag'ts

San Diego, Cal.

Gentlemen;-

Acknowledging receipt of your favor of the 24th inst.,  
enclosing Bond and receipt of supplies recently shipped you by  
W.F. & Co's Express- all these are in order, and we trust to soon  
hear from you submitting desirable business.

Wishing you every possible success and a long and pleasant contin-  
uance of the agency, we are

Yours Very Truly

A handwritten signature in dark ink, which appears to be "L. L. Bromwell". The signature is written in a cursive style and is positioned to the right of the typed name "Yours Very Truly".

*We will investigate the  
missing package, if not  
rec'd by you when this  
comes to hand.*

Pittsfield Mass  
June 30. 1854.

Messrs Moore Hale & Whaley  
Gentl

Before I left  
home I intended to have spoken  
to you relative to paying Sam  
Julian for a sink or for the  
repairs on one I requested him  
to present his bill to you I hope  
he has done so and you have  
paid it & yet pay the bill when  
presented it is about 60 perhaps  
a little more

Write me if any occasion requires  
it as demand to Charlotte Wick  
Partly but here

Respectfully  
S. P. Jones

S. P. Jones

Am. Co. Pk.

JULY  
1884

2  
Care one City Sav. Co. Dep. July 7<sup>th</sup> 1884  
Mr. G. P. Howell Dear Sir in your letter of  
June you say that the block 217 is worth \$300 -  
and lots W & R in block 170 are worth \$300 -  
My wife says to me (as she owns the two lots)  
If you will send a Certified Draft for  
full Three Hundred Dollars Clear of all Taxes  
percentages - & every other expense of whatever  
kind & nature she will accept the amt &  
sign a Q. rec for the same - I surely will  
not take - \$300<sup>00</sup> at this time for the blocks  
Now if you send a certified draft on Sav -  
themselves for the amt send immediately  
& we will forward by well-Fargo & Co express the  
Dica & you must pay the Ex. Charges for forwarding  
the same - Those who buy must pay the Taxes for  
the present year - 40c - Answer immediately &  
oblige yours truly A J + Mary Jane B. H.

a. J. Buff  
Jan 17. 84

L. G. BURPEE  
E. M. TURNER  
R. C. TURNER

GENERAL AGENTS  
COLORADO SPRINGS  
SODA WATER  
NATURAL MINERAL WATER

TURNER BROTHERS & Co  
IMPORTING AND MANUFACTURING  
**CHEMISTS**  
SAN FRANCISCO  
217 & 219 COMMERCIAL STREET

July 10th 1884

Moree Noice & Shaley  
Dear Sir

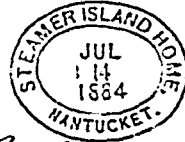
Will you be kind enough to inform what Lot 12 Block 11 Gardiner's Addition would bring at sales or if it would sell if offered for sale, if it is a desirable lot. Also what commission you charge. By answering the above you will greatly oblige.

Yours Resp  
L. G. Burpee  
217 Commercial St.

P.S. The Lot stands in the name of L. G. Burpee

*Wm. G. Bushfree*  
*decey 10. 1884*





Morse, Noul & Whaley,  
Dear Sirs:—

Please  
Send me as soon as  
convenient an illustrated  
catalogue and map of  
the City of San Diego  
and La Brea,

Yours very truly,

W. C. Johnson,  
Nantucket,

Sts. Island Home, Mass.

July 23. 84. Sent by ~~mail~~ parcel reg.

Mr. C. Colson.  
July 24. 84.

Chicago July 19  
Offer of \$100 for lots K & L  
Blk 208 Norton's Add<sup>n</sup>  
respectfully declined

J. G. Wilson



NOTHING BUT THE ADDRESS CAN BE PLACED ON THIS SIDE.



Morse & Whaley  
San Diego  
California

Sydney W. W.  
July 21<sup>st</sup> 84

Home Hoyle & Whaley  
San Diego Cal

Gentlemen

Your esteemed

favor of the 10<sup>th</sup> inst. just received -  
The papers in regard to the "Will" ~~the~~  
you write about I will order made  
out and forward to you.

The whole expense attending probate proceedings  
here including advertisements for 6 mos.  
did not exceed \$25.00 and I do not  
understand how you get them so large  
in your state - San Diego is the County  
Seat and all of your officers live in  
your town no doubt -

It seems strange if this offer was in  
good faith that the party could wait  
until it could be accepted or declined  
by me - another thing why is my land  
considered worth \$25.00 per acre and  
the adjoining property worth only one

half of mine. you also say land in the  
Valley of the Olney & Lea Junction are held for  
at from \$25.00 to \$35.00. If I am correctly in-  
formed my land is in the Olney  
How far is my property from any settled  
place -

Do you know what the property was to  
be used for by the party making the  
offer -

From what you write I take it for granted  
that the offer is with drawn. Is there  
a probability of its being renewed?  
There being a well settled testamentary  
would probably be given. Would not  
that make a difference in the offer?  
Hoping to receive an early reply  
I am

Yours truly  
J. H. Ridd

J. H. Ridd

July 21. 1884

July 21/84

A. C. MORSE,  
COMMISSION GRAIN MERCHANT.

MEMBER OF S. F. GRAIN EXCHANGE.  
No. 20 WEBB STREET.

REFERENCES:

D. O. MILLS, San Francisco.  
WM. F. COLEMAN & CO., San Francisco.  
ADOLPHE LOW & CO., "

San Francisco, July 24<sup>th</sup> 1884

None  
Messrs Noell & Whaley  
Care

Since your last letter was rec<sup>d</sup> I have met Judge E. D. Sawyer who owns a considerable quantity of the best land on the San Vicente Rancho. A large part of his land has been covered by a cloud by an adverse claim of Sargent. The Supreme Court has recently decided against Sargent and the judge informs me he will dispose the defendant in a short time. He further tells me that he has sold most of the land recently, to parties in your County, for a good price, and that they will go into possession at an early day. I also learn that another sale has recently been made by Messrs McDonald Brothers of your place, near my land for \$7. per acre, which land is much inferior to that of Messrs Morse. If these are reliable statements, and they must be correct, I should think you will be

able at an early date to sell the 160 acres we wish to dispose of. This land is very choice and convenient of access, and by reason of having more water on it than any part of the whole Rancho, should be sought after in preference to these other tracts.

If you desire a full description I will send it at an early day. This tract ought to bring 9 per cent at present time.

Yours truly

J. B. Stone

A. C. North  
July 24, 1854

*[Faint, mostly illegible handwritten text, likely bleed-through from the reverse side of the page.]*



Eugene City Oregon July 23<sup>rd</sup> 1910  
Y<sup>o</sup> S.P. Hall Dear Sir I received your  
letter dated July 14 yesterday & hasten to  
reply I fear the bottom of first page  
you say we will it however  
distinctly understood at whatever  
price we sell your property be it  
more or less - we shall certainly expect  
our Commission of 5% upon the  
amount & you to be at the expense  
of abstract & remittance of the money  
to you - all of which is customary  
& con. Now let me say to you you  
do not understand me or I do  
not understand you - I did not  
expect you to do without your  
Commission not by any means  
but I feel sure of one thing that  
you should sell for enough over

the price of \$300<sup>00</sup> to pay Taxes your  
Commission and for abstract of  
title - Why not say 350<sup>00</sup> if you  
are satisfied that fifty will pay  
Comm. abstract & Taxes - when  
I say to you any piece of property  
shall net me 50% much I as  
agent would have understood  
immediately that the property  
would have to sell for enough to  
pay all charges & the forwarding the  
Draft to me - if you cannot  
get that much for the property do not  
sell we have paid not only Taxes  
but heavy Taxes for 15-year and  
I hope to be able to pay them  
again - now I hope there never  
will be any more misunderstanding  
about the matter - Please Rec'd

The nicest thing of abstracts  
I saw Dr Johnson charge fifty  
We have not such business in  
Any more at the bar will hunt  
up all the charges for \$2.50  
to any tract of land in this  
County. When I make a statement  
what a piece of property must bring  
one - not my <sup>own</sup> abstract  
Commission tax & any other  
charge and add that to the price  
of the land if the purchaser does  
wish to pay that he is not  
compelled to do so - I do hope  
this will be plain & easy understood  
Now you have my terms  
& I shall keep a copy of this so we  
will <sup>not</sup> have any misunderstanding  
We are having entirely too much  
rain this summer very much  
Hay lost or injured Yours  
A. J. Babb

A. J. Babb  
May 23. 84

~~We know nothing about Mr Hadley's affairs  
to obtain the information you desire~~

Copy

We do not know ~~enough~~ sufficient  
of Mr Hadley's affairs, to give ~~any~~  
information that would be of <sup>any</sup> use to you  
M. A. Swift

Sandwich July 23. 1884,

Bradstreet Rev  
Los Angeles,  
July 23. 1884

man, in my judgment should  
you be the object of the Com. of  
Commission after the manner of  
them.

any more to Enrage  
September 25<sup>th</sup> 1844  
When he was cross to find us,  
and he refused to make exchange,  
but was sold at \$200.

Sir,

I have just received your  
letter of the 22<sup>nd</sup> inst. and met  
its contents. I do not wish to  
to trade my property in Oly Town  
for the property. Perhaps the  
party desiring the trade may sell  
his and buy mine for \$200.00

The title of my property  
is good, and was procured from  
from a public administrator G. H. Town.  
I will be in San Diego next  
week.

Yours truly,  
Cornelius Cass.

1  
C. Carney  
July 25/84

Dear Sir Bernards 9-3-84

You will find I send  
to G. M. Richards Office  
where the Abstract will  
be done. C. Carroll



NOTHING BUT THE ADDRESS CAN BE PLACED ON THIS SIDE.

Miss Mershed & Malby  
San Diego Cal



F. S. A. Russell. Co.  
July 28<sup>th</sup> 1884

E. W. Moore Esq.

San Diego, California.

My dear Sir:

Yours of the 10<sup>th</sup> instant  
is at hand. As I cannot afford  
to let the lot to which you refer,  
go for 100 dollars—

Yours very truly  
C. W. Rockefeller

Enquiry made for M. B. Moore  
B-128,

Aug 4, 84. Note B. W. Moore at his convenience  
1116.84 B. Moore will not give more  
than \$100—

E. M. Beckler  
July 28 / 84

Received San Diego July 29<sup>th</sup> 1884  
from Thomas Whaley Twenty five  
Dollars for one pony man with  
saddle and bridle.  
\$25<sup>00</sup> / 100 H. P. Church

Bray, Aug. 30 / 87.

Messrs. J. M. & C. M. Wood.

My dear Sir -

Your postal came duly to hand  
but I was absent from home at  
the time, hence my delayed reply.  
I shall be glad to have you sell my  
share of my portion of 17<sup>3</sup> acres  
to <sup>3</sup>acres <sup>3</sup>up. I want from <sup>3</sup>25 to <sup>3</sup>35 per  
a. for unimproved portions, or <sup>3</sup>3500,  
for all. The place is especially adapted  
to fruit & grape culture & last season  
and this - the extreme dry & wet. I have  
had the best grain in the valley. The  
improvements consist of - 1 good dwelling  
house of four rooms, Barn with sheds  
that will accommodate 5 animals - a buggy  
& several hundred sacks of grain. And other  
necessary outbuildings. Some 250 fruit  
trees of numerous varieties - Over 2 acres

of muscat grapes which, with 2 acres for  
garden are enclosed with a rabbit tight  
fence, 50 Eucalyptus trees, Two wells of  
first class water, One good 4-horse wagon,  
2 medium sized horses with harness,  
Plow, Harrow, Cultivator &c &c,  
For \$500, a man here gets a good home  
with everything to carry <sup>it</sup> on. Let it be  
known that the place is in Sonoma Valley,  
One of the best in the county & blessed  
with one of the pleasantest & best com-  
munities. I will hold the offer open  
for three months only.

Yours Respectfully  
Geo. W. Catterfield.

AUG

1884

San Diego, Cal. August 1<sup>st</sup> 1884.

The United States

Dist. of Col.

D.V.

For rent of upper or second floor (four rooms)  
not including fuel light janitor or water of  
building situate at E. Moor. St. + Fifth street  
San Diego Cal.

One month

@

\$ 50.<sup>00</sup>

Money Money Money and whiskey.

Please make out the above after on your printed  
"bill head" if you have them in the name  
of the "Firm" & oblige

"Uncle Sam"  
per Spring

C. T. HOPKINS, President  
L. L. BROMWELL, Secretary

JOHN BIRMINGHAM, Vice-President  
W. H. C. FOWLER, Marine Secretary



318 California St.

San Francisco.

August 1st.

1884

Messrs Morse Nowll & Whaley.

Res Ag'ts

San Diego, Cal.

Gentlemen:-

Your valued favor of the 28th ulto to hand.

Upon the subject of the Renewal of policies, permit us to say that your understanding as to the use of the blanks (Renewal Receipts) was entirely correct-where no material damage takes place affecting the general physical character of the risk- you need then simply attach the Renewal Receipt securely to the policy-beginning to number them with 1(one) leaving the number of the policy unaltered. Where changes do occur, then of course, the proposition is entirely changed, and the issue of a new policy is demanded.

As to the blank made use of by you, we find upon reference to our man who attends to the supply Dep't, that two kinds of Daily Report Blanks were sent you; it makes no particular difference therefore, which you use-but kindly do not forget that whether a Renewal or an entirely new risk, the Daily Report must be as full in point of description in the former case, as in the latter.



L. L. BROWNELL, Secretary

W. H. C. FOWLER, Marine Secretary

OFFICE OF



318 California St.

San Francisco.

1884

We gather from your favor that you have either never received the agency materials which our books indicate were forwarded you shortly, or that you have a too limited supply. The matter shall at once receive our attention.

We don't like the idea of losing business as in the case of Gordon- We should very much like to know at your hands, who got away with it-a desirable piece of information which we ask you as a favor to obtain.

(Oakland Home 100 for 3 yrs)

Very Truly Yours

*L. L. Brownell Secy*  
*by [Signature]*

Pat. June 25

Aug 1. 84

*[Faint, illegible handwritten text]*

Staterville etc Aug 2<sup>nd</sup> 184  
Miss Morse & Co Wholesale  
Sutton, San Diego Cal  
I would be pleased to have  
from you and one a descriptive and  
price list of the property for sale by  
-you, also a description of the  
Country and Climate, with a view  
to location and purchase

Very truly  
Geo H. Brown  
Aug 12/84 Sent Pamphlets

Geo. H. Bassett,

Aug. 20, 84.



OFFICE OF

THE CALIFORNIA INSURANCE CO.

NO. 518 CALIFORNIA STREET.

W. T. HOPKINS, PRESIDENT  
JOHN B. BERTHOUD, VICE PRES.  
J. P. BROWN, SECRETARY  
H. C. STOWELL, TREASURER

*San Francisco Aug 2nd 1884*

*Messrs. Morse, Koell and Whaley  
Agents, San Diego Cal*

*Dear Sirs: We are indebted with thanks  
for receipt of policy of \$1000000 at our hands:*

*\$2000 1 Thank!*

*Very truly yours,  
H. C. Stowell Secy.*

San Bernardino August 11. 83.

Messrs Messrs. J. & W. Mearns

San Diego.

Gentlemen

Please be so kind  
and let me know how it is with  
Mr. George S. Pidgeon there, he  
paid no interest on mortgage  
made April 26. 83.

Why you not placed in the mortgage  
an express action is brought to collect  
this money a reasonable per cent  
for attorney's fees shall be added, for  
collection.

Why you made mortgage only in half  
business way.

Do the little good and every thing  
all night for the property in named  
Mortgage. Like to hear from you  
soon and remain yours truly  
G. S. Holburn

Conveyance intended as a -

- 1883 -

Wm. C. Hodgson

Apr 26. 83.

F.A. Hodgson

31000.

Book 54 Shuman

Lot 11 & 12 Book 8. N.D.

Lot 13 & 14 - 92. 11 & 15.

" D- 26. N.D.

S.D. Apr 26. 83

12 days after date for said deed I promise to pay to  
order of F.A. Hodgson at Boardman House of Court Book of S.D.  
in city of S.D. \$10000 with <sup>interest</sup> 10% per ann, payable  
semi an. both principal & int to be paid  
in lawful money of the U.S.

(not liquid)

and then presents shall be paid, if such payments be made,  
according to the terms & effect thereof; but in case default  
be made in the payment of the principal & int,  
as above provided, then the said party of 2<sup>d</sup> pt. hereto  
are hereby empowered to sell sd premises, with all &  
every of the appurtenances, or any pt thereof, in the  
manner prescribed by law; and out of the money arising  
from such sale, to retain the sd principal and int,  
together with the costs and chgs of making sale, and the  
surplus, if any, to be paid to <sup>the party of 1<sup>st</sup> pt.</sup>

In witness whereof I do. - 19. 8. 83. Seal.

attest by C.P. Noelle. N.D. Seal

Recorded Apr 26. 83 by Book 11. p 440 n/pe

F.A. Hodgson  
Apr 26. 1883  
Aug 4. 1884

San Francisco April 20. 83.

C. V. Noel Esq.

San Diego

Dear Sir

Enclosed please  
find one thousand dollars  
five notes & Monty age give  
the recd condem named  
Monty age for recording  
and send me Monty age  
and note at one 21  
Please see that Mr. Bigg  
will give you Passanty  
enough in the Monty age.  
Mr. Biggson has to  
pay all Expenses.

Yours Truly  
C. V. Noel



offered date -  
Recorded in San Bernardino

Capit

San Bernardino April 13, 83.

\$1000.00

Six Months after date  
for value received we and either of us  
promise to pay to T. V. Hobbie and Orden  
the sum of one thousand dollars with  
interest thereon at the rate of one  
and one quarter per cent per month  
from date untill paid

names —

Given 2. 5.

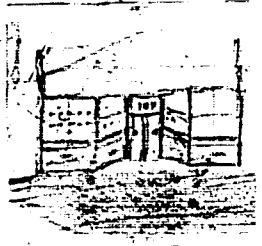
Vapa August 7/84  
Mass. Naell & Whaley.

Gentlemen!  
In answer to your letter I state that  
I will lease the lot for 5 Years at the  
rate of 12<sup>50</sup> a Month - with at the  
present Value of the lot I deem fair &  
cheap - if this is satisfactory you may  
conclude it settled & make out the  
lease - and Copy, and I will <sup>sign</sup> pay you  
for your trouble of the same.

I have bought 84 Acres of Hill-land  
with I intend to improve for a Home,  
have about 9000 young Vines set out - so you  
see, I am tied up at present, so that I can  
not realize my cherished hope to make  
San Diego my Home - I seem farther away  
from it than before - the people here are  
all getting wild - with growing Grape Vines -  
and so you see I am no exception -

hoping that your old trible allied firm  
may live long and prosper - I remain  
yours truly  
W. H. D. Schmidt.

P.S. I had a notion to build a cheap  
glass front frame building - partitioned  
off in middle inside - with double front  
door, suitable for two tenants but  
have to wait a while before I can do it.



Wm. H. DeMunick  
Aug 21, 1884



OFFICE OF

# THE CALIFORNIA INSURANCE CO.

No. 318 CALIFORNIA STREET,

C. T. HOPKINS, President.  
JOHN BIRMINGHAM, Vice-President.  
L. L. BROMWELL, Secretary.  
W. H. C. FOWLER, Marine Secretary.

*San Francisco Aug 9 1884*

*Mrs Morse Well Whaley*

*San Diego*

*Resident Agent,*

*Dear Sir: We have to acknowledge  
receipt of your statement of account for the month  
of \_\_\_\_\_ accompanying remittance for  
drafts amounting to \$ 25<sup>00</sup> which we  
we pass to credit of your agency on our books.*

*Errors or omissions, if any, you will be duly  
advised of; otherwise consider the account correct  
and satisfactory.*

*Yours very truly,*

*L L Bromwell Secy.*

*B*

San Francisco Aug 9/84

Messrs Morse Knell & Whaley

Dear Sirs

Mr Samivann  
now writes me that  
he will take \$1600 -  
for lots E and H in  
Block 9 Horton addition

I send a check for  
that amount to Mr  
Howard of the bank.  
Please see that I have  
a good title, and that  
the deed is instantly  
put on record as soon  
as the money is

I have all in the house but  
one lot I shall want that  
sometime.

Wey Ruffey

H W Zoucraft

paid. As nothing has  
been said or agreed  
as to commissions,  
I expect them of  
course to go in  
the usual way  
and be paid  
by the seller.

I am really pretty  
well out of the notion  
of buying, & should  
not cry my eyes out  
if the sale did not  
go through. Still I am  
prepared to do the  
proper thing, but that has  
and now that

I should find the commission I will pay for the property

all 228  
 A B C D E  
 June 1. 24.

A ✓	L \$10.00	M. C. Napier
B ✓	K \$15.00	do
C ✓	J ✓	amused and sent for papers asked \$2.50 for both. They were not offered made by May 12. 24.
D ✓	I ✓	do
E \$20.00	G \$10.00	do

H. C. Steinhafer  
 Hitchcock agent  
 wants to know if these were  
 checked.

As agents of a party non-resident we offer \$50 each for  
 fractional lots K & L. If offer is accepted we will write  
 to the party to know if we will take them at the price, and  
 then notify you to get deed. procure check.

and same offer each for  
 lots E & G \$228





C. T. HOPKINS, President  
L. L. BROMWELL, Secretary

JOHN BERNINGHAM, Vice-President  
W. H. C. FOWLER, Marine Secretary

OFFICE OF

INSURANCE

CALIFORNIA

COMPANY

318 California St.

San Francisco.

August 11th 1884

Messrs Horse Noell & Whaley.

Res Ag'ts

San Deigo, Colo.

gentlemen:-

Yours of 7th current to hand. With reference to the Blank accompanying your favor, would say that you have been in error regarding its use. It was simply furnished with a view of showing you the approved form of wording a dwelling house policy.

Your statement with reference to the disposition of the Gordon risk, is quite satisfactory. The name of the "Oakland Home" is sufficient to answer for most anything where the matter of cutting rates is the question in dispute.

Yours truly

*L. L. Bromwell Secy*  
*by [Signature]*

C. T. MCPKINS, President  
L. L. BROMWELL, Secretary

JOHN BERMINGHAM, Vice-President  
W. H. C. FOWLER, Marine Secretary

OFFICE OF

INSURANCE CALIFORNIA COMPANY

318 California St.

San Francisco.

August 12th 1888

Messrs Morse, Noell & Whaley.

Res Ag'ts

San Diego, Cal.

Gentlemen:-

We have yours of the 9th current, enclosing Daily Report with Endorsement made on Policy 60027. The extension of the privilege by you, is approved without charge; but in cases of this character where the privilege is granted for a longer term than that specified in your letter ~~of endorsement~~, a charge of \$.10 per hundred per month is the customary thing.

Late letters of yours have referred to the non-arrival of agency materials and matter. We have canvassed the <sup>matters in our</sup> Supply department, and are assured by the gentleman having such matters in charge, that a full and complete set of agency supplies was forwarded to you some considerable time since. If, <sup>by</sup> upon the date of the receipt of this letter, they have as yet failed to arrive, kindly inform us, when we will duplicate the list and trace the others.

Very Truly Yours,

L. L. Bromwell Secy  
by *[Signature]*

Wrote and sent Mr. Noell letter & Endorsement up. Plans have been made also but require Mr. Noell for the insurance of Policies

P. O. Box No. 1651.



C. Muller, Optician.

San Francisco, August 13<sup>th</sup> 1887

Messrs Morse, Noell<sup>and</sup> Whaley  
Gent!

Your favor of the 6<sup>th</sup> inst received  
also sample of Pebble. Not being a manufacturer  
and having no facilities for manufacturing these, I could  
not make use of the kind offer.

The sample is at your disposal should you  
desire to have it returned

Yours Very Respectfully

C. Muller per  
act

C. Mueller  
Aug 13/81

San Diego, Cal Aug 13<sup>th</sup> 1884

Received of J. Waller Smith

in part payment for Lots K & L in Block 126,  
Lot E in Block 111, Lot A in Block 115, &  
N<sup>1</sup>/<sub>2</sub> Lot K in Block 120 Horner's Addition  
to San Diego, On Amelina Woods  
on account, and

the balance On Thousand and Fifty Dollars

to be paid in fifteen days from date at  
the Consolidated National Bank of San Diego,  
upon the production of a good and sufficient deed to

of any previous property (if with paid the \$100 paid  
to be forfeited)  
fine and clear of all encumbrances except taxes 1884.  
Examination and Copy of Abstract allowed.  
Witness our hands. - Signed in Duplicate.

Morse, Proved & Thelacy.  
Jas Waller Smith

8-10-84  
H. M. Green Smith

Contract

Aug 10, 1884

45

1884

1884

1884

Post received Aug 14/84

Clinton  
Hickman Co., Ky  
Mr E. W. Morse:

Dear Sir:

The Post Master at Sandiego gave me your name as the gentleman who would give me information in regard to your section of Country. If you will give me information about Sandiego and surrounding country I will be very grateful. What are lands worth near town & what kinds of fruit & crops will they produce. Do the lands require irrigation and at what cost. Are the lands

F. G. Seay,  
heavily timbered, and  
what <sup>is the</sup> ~~is the~~ character of  
the soil. Has the country  
any rail road. Has it  
good schools & Churches?  
How much do you pay  
for laborers, &c  
Please to tell me the  
advantages & disadvantages  
of the country.  
Do you have Malarial  
disease? &c Please answer  
and oblige. Yours Truly  
F. G. Seay

Pamphlets re sent Aug 21/84.



Napa City Aug 18<sup>th</sup> 1884

Mrs Morse Poell & Whaley

Gentlemen Sirs I received yours in  
time in answer I will say you may  
pay <sup>the money</sup> it over to Ames, Beckman &  
Pake a receipt for it

Those lots you have of mine  
for sale are sold & a Deed made out  
so you can act accordingly, & if there is  
any exence to you you can take it out  
of the money in your hands I shall return  
perhaps in 3 or 4 months

my adress at present  
Napa City Cal yours truly  
Wm. H. Russell

Mr. H. H. Russell.

August 18/87

Allison Road Acton  
near London England

Sir, Aug 18<sup>th</sup> 1874

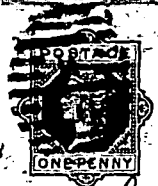
Please give me a description of  
the localities & let me know the  
pieces that you are asking for  
Wootton's addition Lot & Block No

"	"	A	"	115
"	"	N <sup>o</sup> 2	K	120
"	"	"	"	121
"	"	K.V.L.	"	126
"	"	A.V.B.	"	127

Culbrevell's addition L " 147

Do you know of any "other"  
lots in San Diego of better  
value & situation, cheap?  
What I should best like to  
purchase, is a small estate  
just adjoining San Diego  
& which could presently be  
officed on to the city. Do you  
know of such, cheap?  
Yours faithfully George Powell

UNION POSTALE UNIVERSELLE  
POST CARD—GREAT BRITAIN & IRELAND  
(GRANDE BRETAGNE ET IRLANDE)  
THE ADDRESS ONLY TO BE WRITTEN ON THIS SIDE



*Wesley - Morse Noel & White*  
*11 Plaza*  
*San Diego California*

Nashville, Mich.  
Aug 20<sup>th</sup> 1884.

Dear Messrs Noell & Whaley  
Gents

Your  
two letters of the 2<sup>nd</sup> & 4<sup>th</sup> inst.  
I received here today on my  
return from Muskegon where  
we had been for the last 10  
days. My letters are forwarded  
to me from Charlotte but I  
did not order a change of  
destination from Nashville as  
I expected to return there

As I wrote you Mr Whaley  
before you will please keep  
the letters addressed to Judge  
Luce and I will call for  
them on my return to San Diego

Will you please say to Mrs Warner relative to the Jackson house I expect to return to San Diego in about 6 weeks when I will make such repairs as I deem necessary. Of course I do not know the extent of damage and to order repairs made without seeing myself the condition of the building would be quite indefinite, and again while repairing damages done by the fire it might seem necessary to make other repairs.

If the premises are in such condition that they cannot well occupy until that time as I wrote you before they will have to run. In which case have Mr H. A. Perry board up the windows on the outside with common lumber and securely barricade the doors. The reason why I do this is, the

house is situated in a portion of the town where Windows sweating and forcible entry is a common part time I will write to Mr Perry about it so that he will be posted in case he is called upon to do it. Have Warner give you a little notice beforehand if he intends to leave, perhaps it might be well to reduce Warners rent to \$5<sup>00</sup>, should he require it and providing he is satisfied to remain til I get back.

I will say, The weather in the East had been uniformly Cool during the summer until now for 2 or 3 days past it has been melting hot. Rumors is dull everywhere, Everybody Complaining. It is one of the Characteristics of a Presidential Campaign Epoch.

Respectfully Yours  
S P Jones

S. P. Jones.  
Aug 20/84

Walker Yeatts.  
and

# Continental Hotel,

J. H. VAN HORN, MANAGER.

Salt Lake City, Aug 20 1884

Messrs Moore, Neill & Whaley

Dear Sirs

It was because  
I thought perhaps the old  
Flew would go round  
you if he could in the  
matter of commissions  
that I wrote you immediately,  
and wrote him that you  
would attend to the business.

As it stands to-day I am  
not at all keen after the lots  
at the price, and he can  
pay every dollar of expense  
~~and~~ and commissions at  
the ~~price~~ or at it alone.

at all particulars.  
Very Resp<sup>t</sup> H. Bancroft.

My address is always San Francisco. over



Since writing above  
I have rec'd a <sup>letter</sup> Baycroft  
1884  
from Mrs Howard <sup>stating</sup>  
that the <sup>same to O.D.</sup> transaction  
had been completed  
& the deed put  
on record.

— Henry —

California Insurance Company of San Francisco, Cal.

San Francisco, Cal. August 28 1881

Moses Noell <sup>and</sup> Agent at San Diego, Cal.

Dear Sir,

The following Premiums are outstanding at your Agency. We call your particular attention to those overdue and marked with a check. Please collect them immediately and forward to this office.

No.	ASSURED.	DATE.	PREMIUM.	REMARKS.
✓ 23996	Jno. V. Mumford	1st April 1880		

over-~~of~~ Premiums amt \$15.54 due out  $\frac{1.05}{1710.09}$  Comp'd 1.55  
By 10

Your immediate attention to this matter will greatly oblige.

18.40  
2.36  
16.04 10/10  
10/10

Yours truly

*E. P. [Signature]*

Fitch  
died

Jan 6, 1849

Lumber from  
"Fitch" houses  
& shed  
Enclosure  
"surrounding"  
"Red House"  
on  
Calhoun &  
Washington Sts  
removed to  
Whaley's property

San Diego Aug. 29<sup>th</sup> 1884  
Geo. Whaley Esq.

Dear Sir, you will please have  
removed to your residence, at my expense,  
the following lots of old lumber & derived  
from the "Fitch Houses" Old San Diego.

The entire lot lying on the northwest  
side of Washington st. also the entire amount  
including the shed, within the enclosure  
which formerly surrounded the "Red House" on  
corner Washington st. and Calhoun Avenue,  
also the two iron rods from the "Red House".

Yours or E. W. Morse



OFFICE OF

# THE CALIFORNIA INSURANCE CO.

NO. 318 CALIFORNIA STREET.

C. T. HOPKINS, President.  
JOHN DE RIVINGHAM, Vice-President.  
J. T. BARNES, Asst. Secretary.  
W. H. FOWLER, Marine Secretary.

San Francisco, *Aug 30 1884*

*Messrs. Morse, Knell & Whaley,  
Agents San Diego Cal.*

*Dear Sirs We acknowledge, with thanks,  
the receipt of following Quittes at your hands:*

NUMBER	AMOUNT	RATE	REMARKS
<i>60928</i>	<i>1500</i>	<i>35</i>	<i>✓</i>

*Very truly yours,  
L. P. Mumford*

SEP

1884

Lot J, in block 751	Tide
" H " "	759 worth \$250
" C " "	770 Water
" D " "	773 worth \$200
" I " "	781 " \$200
" E " "	782 " 200
" D " "	786 Water
" K " "	792 worth \$150
" C " "	793 Park water \$100

We should like to know their present value & if they will become more valuable later on - also which are the most valuable of the nine lots.

Please answer as far as you receive this & address from  
 Owner to Mr Henry Magnolia  
 Care of Messrs Brown & Brown  
 Attorneys at Law -  
 40 St. Paul Street -

Magruder  
Baltimore, Maryland  
Sept 3, 1882  
United States of America.

Dear Gentlemen

Very respectfully

Henry R. Magruder  
Kate Magruder

Baltimore, September 3, 1882

To Mrs Morse Abell & Haley  
San Diego

Gentlemen

My sister & myself have  
just returned to this country  
having lost our Mother Mrs  
H. H. Magruder some months  
ago. I should be much obliged  
if you would let me know as  
soon as you receive this  
the value of the lots at  
present which you held us  
in your letter of the 26<sup>th</sup> March  
1882 were valued at the  
following rate -

San Diego, Cal. Sept 4. 1884

Mr Thomas Whaley

To G. W. BARNES, M. D., Dr.

For Professional Services:

From 188  
to 188

Visits and Prescriptions,	\$	
Office Prescriptions,		26.00
Total.		26.00

Received Payment,

G. W. Barnes

USUAL FEES. Visit and Prescription, City, \$2.50. Office Prescription, \$2.00. Examinations and prescriptions unusual in time, labor or expense, and Surgical and Obstetrical attendance charged extra.



San Luis Rey  
Sept 4/84

Mrs. Noell. Whaley  
Gents

wishing to borrow  
five hundred dollars  
on my place I was  
referred to you a part  
of it is mortgaged to  
Mr Goldbaum for  
three hundred dollars  
whitch will be due  
about the 20th of  
this month. I want  
to pay him off I am  
paying him one per  
cent think I had  
ought to get money  
for ten per cent  
on as good security  
as this the land

lies between Goldbarny  
Store and the mission  
for further information  
inquire of Frank  
Whaley Gours

approx 1894.

Wm Wallace

Pls send samples E. 1/4 of S. 21/4

Sec 8. Twp 11. S. R. 4. W. 75A

base \$225

E. 1/4 of S. 21/4 of Sec 7. Twp 11. S. R. 4. W.

base 100

40A. Val \$120

Balance

Balance \$500 on 75A

Pay base 0.00

\$255,

Sept 2, 1894. not to be had  
at any time

Wm Wallace

Sept 4, 84

C. C. ZINN,

Engines, Circular Saw Mills,

Mill Machinery, Wood Working Machinery, &c.

Clarksburg, W. Va., Sept 6 1884

C. J. Hall Esq

Dear Sir

I have been informed that  
a certain firm in your town  
has been doing in the lumber matter  
some business to know what is being done  
also to know what is my duty to do to  
protect my interest in the matter  
please let me hear from you at once

Very Respectfully

C. C. Zinn

G. L. Quinn  
Sept 6. 84

REMINDER

OFFICE OF THE  
California Insurance Co.

No. 318 California Street.

SAN FRANCISCO.

Our Agents will remember "PAY DAY," and promptly, on the 1st proximo, forward to these headquarters a correct Account Current, with remittances exactly balancing same, WITHOUT ERROR OR OMISSION! Cleaning up for semi annual statement.

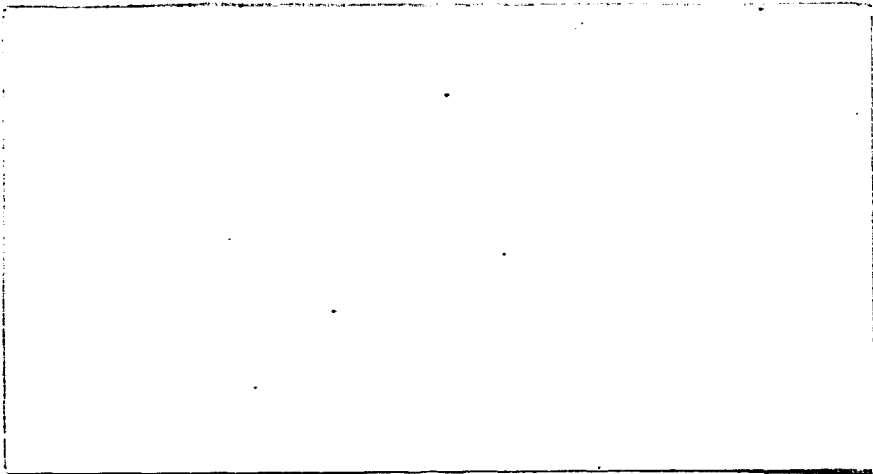
C. C. D.

5<sup>th</sup> Dept 84.

Gents-

How about San Diego  
Texas this year? when due-

C. M. Kearney



WEST  
POSTAL CARD

NOTHING BUT THE ADDRESS CAN BE PLACED ON THIS SIDE.



*Mauna Moai Hotel & Whaley  
San Diego  
Cal.*



C. T. HOPKINS, President.  
JOHN BIRMINGHAM, Vice-President.  
L. L. BROWNE, Secretary.  
W. H. C. FOWLER, Marine Secretary.

OFFICE OF

# THE CALIFORNIA INSURANCE CO.

No. 318 CALIFORNIA STREET.

San Francisco Sept 8 1884

Messrs Morse Noel & Whaley  
San Diego Cal  
Resident Agent,

Dear Sir: We have to acknowledge  
receipt of your statement of account for the month  
of \_\_\_\_\_ accompanying remittance per  
draft amounting to \$ 29<sup>77</sup>/<sub>100</sub> which we  
are pleased to credit of your agency on our books.

Errors or omissions, if any, you will be duly  
advised of; otherwise consider this account correct  
and satisfactory.

Yours very truly

L. L. Brownell.  
J



C. A. Chamberlain  
Sept 6. 84

Franklin, Peedleton Co W. Va  
Sept 8. 1884

Messrs Morse, Hoell & Whaley  
Gentlemen

As this time  
for paying taxes is at hand, please  
send me all taxes against  
Eastern 1/2 of fractional Block No 8,  
containing 12 lots as laid down on  
map of Park Addition as drafted  
by M. G. Wheeler in 1877.

Block 8 being portion of N. W 1/4 of  
Peebles lot 1138; map of 1870. and  
conveyed to me by W. H. Curtiss, Book  
43 of Deeds pages 351 et seq.

I understand these 12 lots are now  
assessed against me.

Mr Curtiss told me you would  
attend to them for \$1. per year.

As you are now a money order office  
I can remit without risk.

It would be glad to know in a line

what Red Est is doing in Sawdust.

I presume all back taxes against  
the 24 lots are settled in Mr Curtis  
+ I had a settlement last Feb and  
I gave him my share to remit.

Very truly

C. A. Chamberlain

El Cajon Cal Sept 9 '84  
Morse, Foel & Whaley  
San Diego Cal.

Sents

Your card of the 6th recd.

I think Mr Carroll moves  
very slowly if he is desirous  
to sell. If he is not anx-  
ious about it I am sure  
I am not. I will do just  
as I agreed. Give him  
\$200. money down, upon  
his producing abstract  
showing title to be clear.  
But this offer is upon

the condition that  
he gets around to  
business before a great  
while, as I have other  
plans if we do not trade.  
Perhaps it would be well  
to write him to set a date  
when he will be in town  
then you can inform  
me & I will meet him  
& the matter can be arranged  
with out either party writing  
on the other

Respectfully

Wm. G. Moore



NOTHING BUT THE ADDRESS CAN BE PLACED ON THIS SIDE.



Muse Noel & Whalley  
San Diego  
Cal

Center - I have sent you this  
day in Austin Post - Will you  
please put this in a good position  
until the day of sale -  
Yours Res P<sup>r</sup>ous  
John C. Bell

\$200<sup>00</sup>

San Diego, Cal. Sep. 18<sup>th</sup> 1884

One day \_\_\_\_\_ after date, without grace, for value received, we  
promise to pay to the order of

**THE CONSOLIDATED NATIONAL BANK OF SAN DIEGO,**

at the Banking House of The Consolidated National Bank of San Diego, in the City of San Diego, the sum of  
Two hundred \_\_\_\_\_ Dollars,  
with interest thereon from this date until payment, at the rate of one and one fourth \_\_\_\_\_ per cent.  
per month, payable monthly \_\_\_\_\_, and if not so paid, then to become part of the  
principal of this Note, and to bear like rate of interest till paid. Both principal and interest to be paid in  
United States gold coin. And we further agree that in the event of suit being brought against us \_\_\_\_\_  
then there shall be added to any judgment against us rendered in said suit, as counsel fees, an additional  
sum of ten \_\_\_\_\_ per centum, in like gold coin, upon the amount of the principal and interest hereof  
accrued, at the time of the entry of such judgment; or if paid before judgment and after action commenced,  
thereon the amount at the date of payment.

No 181

Signature of *James M. Maloy*  
SAN DIEGO, CAL.

1884			
Dec 23	Paid Int to Dec 18		750
1885			
Feb 20	Int. paid to Feb 18.		500
Apr 18	" " " Apr. 18.		500
June 24	" " " June 18		500
Aug. 24	" " " Aug. 18.		500
Oct. 17	" " " Oct 18		500
Dec 17	" " " Dec 18		50
1886			
Feb 20	" " " Feb 18		500
Apr 17	" " " Apr 18		500
June 22	" " " June 18		500
Aug 18	" " " Aug 18		500
Oct 21	" " " Oct 18		500
Dec 20	" " " Dec 18		500
Feb 2.5/87	" " " Feb 18/87		500
Apr 19/87	" " " Apr 18/87		500
			6150



San Diego, Cal. September 25th 1884

Received of Charles Sounicksen,  
in part payment for blocks 374, 375, 376, 368,  
and 369, Old Town San Diego, the sum  
of One Hundred Dollars on ac-  
count, and

---

the balance, Thirteen Hundred Dollars,  
to be paid September 25th 1884,  
upon the production of a good and sufficient deed to said  
property

---

free and clear of all encumbrances. Abstract furnished.  
If not taken, the one hundred dollars paid on  
account to be forfeited.

Witness our hands. Signed in duplicate.

Morse, Mearns & Thayer.  
for Hugh Griffing & wife.  
Charles Sounicksen

9 - 18 - 1884

Chas. Louis Schuler,

Sept 18th 1884

E. W. MORSE,  
C. P. NOELL,  
THOS. WHALEY.

OFFICE OF

Morse, Noell & Whaley,

BANK BUILDING, PLAZA,

REAL ESTATE DEALERS,

NOTARIES PUBLIC AND INSURANCE AGENTS.

Warrants Purchased.  
Taxes paid for Non-Residents.

Money Lended, Rents Collected, etc.

Letters of Inquiry  
Promptly and cheerfully answered.

San Diego, Cal. Sept 20th 1884.

Hon. H. J. Willey.

Surveyor Genl State California,

Dear Sir,

I enclosed to you several days ago an application, (endorsed by Hon. E. Parker,) to his Excellency, the Governor, for the renewal of my Notarial Commission, expiring the 25th inst. In case the same has not yet been issued, will you kindly, upon the receipt of <sup>this</sup> case the attention of his Excellency to the matter, and greatly oblige,

Yours Very Truly,  
Thos Whaley.

Friend Whaley.

I called upon Governor  
and presented your request which  
will be complied with on 25th  
of Sept

Very truly your friend  
H. J. Willey

By your informality -

James North & Johnson

REAR END

H. D. Wheeler  
Sept 23/84

—H. & H. G. BEADLESTON—

Dealers in

# GROGERIES AND PROVISIONS,

SALT, LIME, DRUGS, MEDICINES, ETC.

Waupaca, Wis. Sept 2 1884

Messrs Morze Noell and Whaley:

Inclosed find \$1.00 You send me plat  
of City of San Diego - I saw an ad-  
vertisement in S. D. Paper that you  
had some new plats struck off.

I intend to come out to your  
town if I can ever dispose of  
a farm I have here - sales are  
slow. Send me some circulars  
with price of town lots, etc.

Where does the San Diego Water  
Company get their water from  
and is it pure? State particulars  
if not too much trouble.

I have been taking both S. D.  
papers - Sun and Union - but  
I have got but mighty little  
from them in the last six months

—H. & H. G. BEADLESTON—

Dealers in

GROGORIES AND PROVISIONS,

SALT, LIME, DRUGS, MEDICINES, ETC.

Waypaca, Wis. \_\_\_\_\_ 188

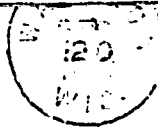
articles of Groceries. I am coming  
to your place for Groceries if I find  
it fills the bill

Yours Truly,  
Alouzo Beadleston

Sept 29th 1884.  
Sent pamphlets, papers maps &c

Alwyn Beadleston  
Sept 20/84

IF NOT CALLED FOR IN TEN DAYS, RETURN TO  
H. & H. C. BEADLESTON,  
Groceries, Provisions, Salt,  
LIME, DRUGS and MEDICINES,  
WAUPACA. -- WISCONSIN.



*Miss Morse Noell (Mrs) Wale*  
*San Diego,*  
*San Diego Co.,*  
*California*



## WAUPACA AS A SUMMER RESORT.

The County Seat of Waupaca Co., is a handsome, well built, busy place of a little less than 2000 people, 136 miles from Milwaukee, on the Wisconsin Central Ry., in one of the best agricultural districts in the State. Waupaca has never made any pretensions as a Summer Resort, but there are few more attractive places in a country not yet entirely reclaimed from a state of nature, the sojourner will discover in the panorama views some exquisite scenery, landscapes of woodland, meadow and unencultivated tracts, dotted with villages; rivers, with their changing woods of gentle currents and hurrying rapids; lakes and ponds of varying size, mirroring in their depths the beauties of earth and sky; hills of increasing height, from the low eminence to that of lofty grandeur and crowns with forest growth, meet the eye at every turn. Within the city limits of Waupaca, at the foot of Main street, are two beautiful lakes, Mirror and Shadow. The banks are very high, and consist of fine groves, some of them have been cut up for social gatherings. These two lakes are connected by a channel 15 or 20 feet wide; and as they are each over a mile in length, they afford ready opportunity for those who delight in boating. But the most attractive feature of this locality is the noted "Main of Lakes," two and one-half miles west of the city. Here are eight lakes, all connected by mutual channels, extending some five or six miles, presenting a scene of enchanting loveliness. The attraction is enhanced by the little islands and sand the bosom of the water; by the peninsular, craggy points, that thrust themselves out into the lakes; by the high shores covered with dense foliage, and by the rugged cliffs rising at times abruptly from the shores. Boating has already become a popular amusement. It may astonish some to know that anglng is rather fatiguing than otherwise, owing to the abundance and size of the fish. Rock-bass, black and white bass predominate. The Ashburg House, The Waupaca, the Park Hotel and the Lewis House, accommodate a large number of guests, and there is no difficulty in obtaining board in private families.

H. & H. C. BEADLESTON, GROCERIES, PROVISIONS, DRUGS and MEDICINES.

WISCONSIN  
SANDWICH

C. C. ZINN,

Engines, Circular Saw Mills,

Mill Machinery, Wood Machinery, &c.

Clarksburg, W. Va. Sept 23<sup>d</sup> 1884

Miss Maria, Grace & Whaling  
Sandberg Co.

Gentlemen

Your favor dated the 10<sup>th</sup> inst came  
saying to hand containing the three  
Deeds, the two deeds sent to you and  
the deed that you obtained from Graham  
and wife also books maps and papers &c  
for all of which you have my kindest  
regards.

Enclosed please find Post-  
office order for forty seven dollars being  
the amount of your statement of indebted-  
ness to you including money paid Graham  
and wife, fees for recording and your fee  
for transacting the business.

Now it looks as though Mr & Mrs  
has pushed their claim for all that there  
was in it I wonder if Mr and Mrs G recognize  
the fact that this property was once  
for paid the price that was named  
wonderful that too when Gold was

C. C. ZINN,

Engines, Circular Saw Mills,

Mill Machinery, Wood Machinery, &c.

Clarksburg, W. Va. 788

of 12 percent at a time when not a man  
in San Diego was willing to take in at the  
price except R.R.M. 7th and Mrs C told  
me at the time that their creditors was pushing  
them for money, money that they could not  
pay, money was scarce at that time interest 12  
percent a month had it not been for this  
sale made to me at that time that  
nice little home in the county where the  
old folks lived at that time would  
have been included in in the mortgage  
to secure that man I do not remember his  
name think it may be possible that he was  
born in Bingen on the Rine this man  
had loaned money to C and taken a mortga-  
ge on the property that I purchased he discovered  
that it would not sell the C could not pay  
the interest then it was agreed that a mortgage  
be given on the home place had that been  
accomplished at that time in less than ten  
would have been sacrificed but Mr

will say that has nothing to do with the  
matter at issue. now that this matter  
is settled I feel thankful believe that you  
have done the best thing under the circumstances

C. C. Jinn Yours Respectfully  
Sept 23/84. C. C. Jinn

C.T. HOPKINS, President  
L.L. BROMWELL, Secretary

JOHN BERMINGHAM, Vice-President  
W. H. C. FOWLER, Marine Secretary

OFFICE OF

# INSURANCE CALIFORNIA COMPANY

318 California St.

San Francisco.

Sept 24th, 1884

Mess Morse, Noell & Theloy

Res Ag'ts

Dpt Atcs.

San Diego, Cal.

Gentlemen;-

Kindly inform us with reference to Mr Chase's intention regarding the Madison premium. It has been stated by you in a former letter that the matter had been laid before Chase without securing any promise from him. It is a liability from which we seek to be discharged.

Yours Very truly

*Of course we mean Chase Jr*

18.40	
2.86	
15.54	due Calif.
14.40	Friend's life
<u>1.14</u>	Balance due Calif

**THE WESTERN UNION TELEGRAPH COMPANY.**

This Company TRANSMITS and DELIVERS messages only on conditions limiting its liability, which have been assented to by the sender of the following message. Errors can be guarded against only by repeating a message back to the sending station for comparison, and the company will not hold itself liable for errors or delays in transmission or delivery of Unrepeated Messages, beyond the amount of tolls paid thereon, nor in any case where the claim is not presented in writing within sixty days after sending the message.

This is an UNREPEATED MESSAGE, and is delivered by request of the sender, under the conditions named above.

NORVIN GREEN, President.

THOS. T. ECKERT, General Manager.

NUMBER	SENT BY	REC'D BY	CHECK
808	R	J. R. Callahan	

Received at San Diego, Cal.      Sept 25 1888

Dated 3 1/2 Pacific Mch " 24  
To Mrs. Morel and Whaler

Have no lots for sale. I  
told you so before leaving  
D. P. Jones

# San Diego Land and Town Company.

THOS. NICKERSON, President.  
S. W. REYNOLDS, Treasurer, Boston, Mass.  
CHAS. L. HARRIS, Superintendent.

SUPERINTENDENT'S OFFICE,

NATIONAL CITY, CAL.

Sept 27, 1884

Morse Doell & Whaley

Dear Sirs:

In response to your note of inquiry to Mr Victor as to Lots E & F of Block 187 Horton's Addition, not having a map of the City at hand and finding no record of said Lots, I applied to Mr Patten for Mr Victor and he finds nothing on his books showing any claim. You may easily be whom served. I expect to be in the City in a day or two and will inquire further in case there has been some oversight in our examination.

Yours truly

Wm Burgess

for file

Ami Burgess  
Sept 27/84



H. Carlisle & Company,

MANUFACTURING AND IMPORTING

Stationers.

OFFICE, 236 CALIFORNIA STREET.

Replying to your favor of the \_\_\_\_\_

San Francisco, Sept 29th 1884

Mr Thos Whaley:-

Dear Sir

We would be pleased to  
receive your order for Notary Seal, our price for  
Seal and Press complete is \$9.00

Respectfully

A Carlisle & Co  
per H M H

A. C. C. C. C. C.

Sept 29/84

Box 1011  
Ans

Minneapolis Minn Sept-30/84

San Diego Bd of Trade  
Gents

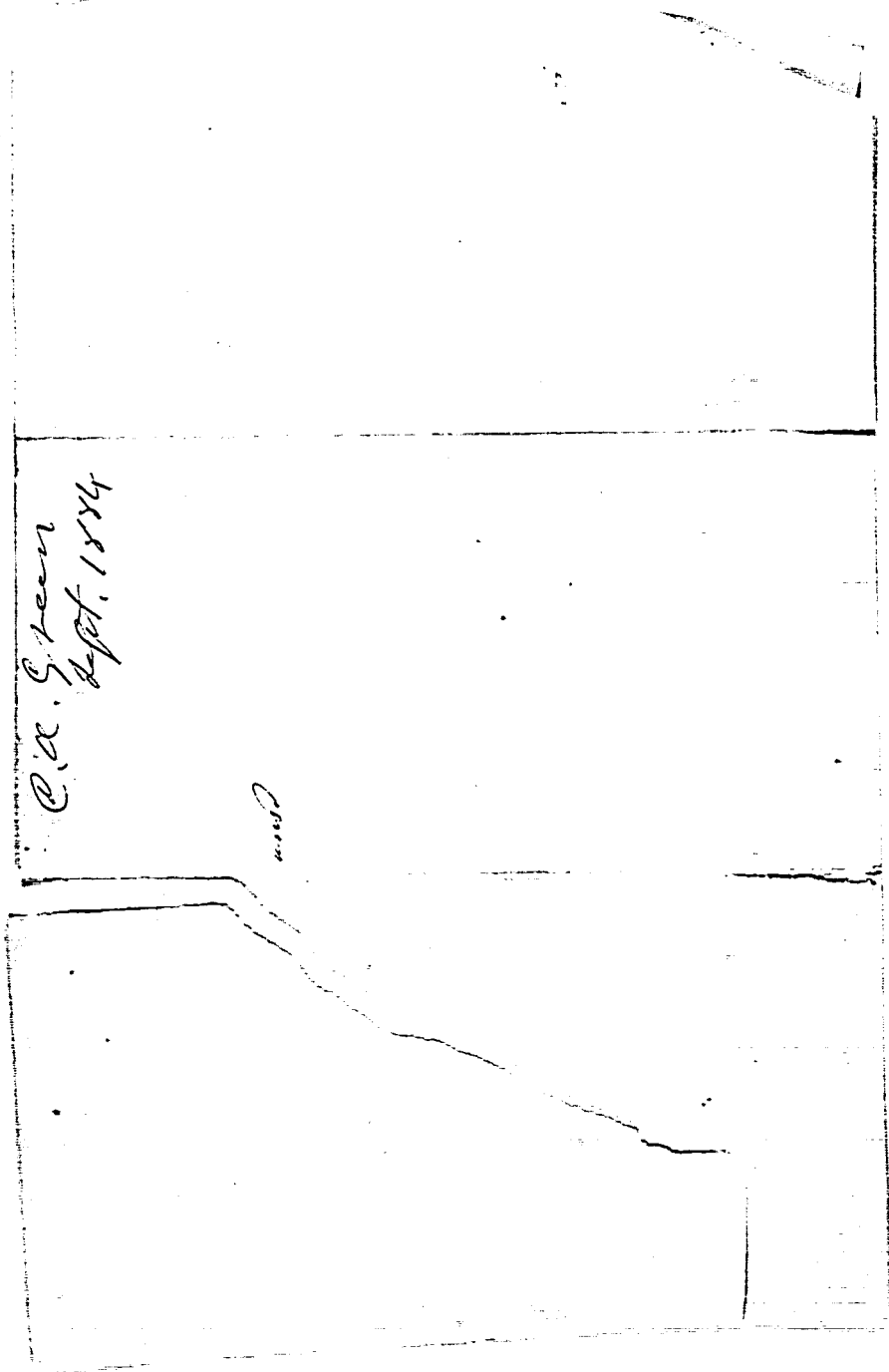
I am engaged  
in forming a Co-Operative Colony  
& wishing to locate it in a  
good location for farming, fruit  
raising & manufacturing.

The majority are in favor  
of Southern Cal & from the best  
information we can get - think  
~~we~~ would prefer San Diego  
County -

Please send us all the reli-  
able information in regard to  
your place - The colony will  
number about 200 persons  
If all is favorable I will try  
to examine the lands about the first  
of 1885. Resp Yrs. C A Green

C.A. Green  
West 5  
Sept 1884

Green





OFFICE OF  
**THE CALIFORNIA INSURANCE CO.**

No. 318 CALIFORNIA STREET.

C. T. HOPKINS, President.  
JOHN BIRMINGHAM, Vice-President.  
L. L. BROWNELL, Secretary.  
W. H. C. FOWLER, Marine Secretary.

*San Francisco, Sept 29 1884*

*Moses Hoel & Whaley*  
*Agent Janssigs Cab*

*Dear Sir: We acknowledge, with thanks,*  
*the receipt of following Quilts at your hands:*

NUMBER.	AMOUNT.	RATE.	REMARKS.
<i>16000</i>	<i>1000.</i>	<i>1.</i>	<i>✓</i>

*Very truly yours,*

*L. L. Brownell*

Marionville 9-30-1884  
Morse, Noell, & Whaley  
San Diego Cal.

Gentlemen: Yours of  
the 27. came this evening. I am  
tending to the estate of M. Nick  
soon (said the notice to creditors  
has been published and as  
soon as the matter is settled  
I will let you know, it is  
in the hands of a lawyer, and  
will be settled soon.

Please let me know who  
is the party? and oblige

Yours respectfully  
J. Tomb  
by C. J. T.

Q

J. Foub.  
Sept 30 / 84

OCT.

1884





# THE VISITOR.

Designed for the Use of Agents of the California and Union Insurance Cos.

No. 14. SAN FRANCISCO, OCTOBER 1st, 1884. Vol. I.

## The Pacific Insurance Union.

### TO CALIFORNIA AND UNION AGENTS:

The Compact will soon reach all of you. It is necessary that you should be prepared to meet it, to join it, to work under it, and support it steadily, intelligently and permanently. Why?

1st. There are always from 90 to 100 companies engaged in fire insurance on the Coast. That is *in fact* as many companies as there is a demand for, except in the large cities. Each of these can, therefore, attain only a minimum of business, at a maximum of expense, even under the most favorable conditions. 2,000 agents are now employed on this Coast by these companies, being an average of eight at every one of the 250 points where agencies are established. So long as the public demands the protection from conflagration secured by the present system—which makes it almost impossible for any good company to lose risks enough to hurt it in any one fire (for the reason that it cannot get them, if it would)—and so long as the laws encourage multiplication of companies for this public benefit, so long must the unrestrained competition between companies and agents render profit to stockholders extremely problematical or impossible. Unless, therefore, mutual agreement as to the methods of the business can be applied, like patent air brakes, equally to every wheel of the train, the result must inevitably be a derailment, a smash-up and a slaughter! Is it for the interest of agents any more than it is of stockholders that the insurance business should be destroyed? or that so many companies should fail or withdraw, that public confidence in the remainder should be greatly weakened?

Yet such is the direct tendency of the abuses that have crept into the business through unchecked competition. It is useless to go into details on this question. You all know that what an underwriter concedes to one customer he must concede to all—that what one company yields must soon be yielded by all—and that what the public has thus learned to claim for awhile cannot be recalled or reformed.

Extravagant commission has become almost universal in lieu of the old ten per cent. to agents and five per cent. to brokers. The folly of issuing three year policies for two years' premium, lately aggravated to writing five year risks for three years' premium, formerly unheard of, now characterizes nearly half the business throughout the United States. So firmly have these pernicious practices become ingrained in our

daily work that we regret that the Compact attacks only one of them at present, leaving the correction of the others to be attempted hereafter, in case of success.

But on careful examination of the document when it reaches you, it will be seen that the great question of rates of premium is amply protected, and this by the introduction of a new principle. Instead of relying, as heretofore, solely on the unsecured and unchecked promises of agents—which unfortunately have not been and never will be uniformly kept—*every risk when taken must be reported to the manager, likewise every transfer, indorsement, receipt for return premium cancellation and account current; so that not only will every deviation be at once discovered so soon as made, but the certainty of detection will prevent the occurrence of deviation.* So it has proved in Oregon during the past year, where the aggregate of the fines imposed has not exceeded \$150. So will it prove in California as soon as the Compact shall have been thoroughly established.

The reduction of commission to agents at all points except the large cities (where agents generally give their whole time to insurance and depend on it for their living) being accompanied with the prohibition to divide commission with the insured, will, as we believe, operate so as to increase the net income of the agents. Experience has proved that the greater the rate of commission the greater the rebate to the insured. Fifteen per cent. is more than three times the recent average profit to stockholders in the United States, and is three-fifths the average earnings of general agents, who must pay their office expenses out of the remaining two-fifths. So that the very worst paid men in the business are those who occupy the highest places and have the most care, labor and responsibility. Is this right or just? There is such a thing as "killing the goose that lays the golden eggs." Agents who think they are entitled to all the profit there is in the business, leaving nothing for managers or stockholders, cannot reasonably expect permanence in their arrangements. They will find that the weaker the company the higher the commission it will offer for business, as well as the more liberal in its writing of but or doubtful risks, and the less critical as to the rates of premium, credits and other concessions to the public. Hence less revenue, greater expenses, larger losses in the long run, and a speedier collapse. Is it not better to recognize the principle "live and let live," and to continue to represent strong and conservative institutions, year after year, though at a less immediate profit, than to be obliged to change one retiring company for another at short intervals of time?

We therefore ask and expect of all our agents within Compact districts their prompt signature to the Compact agreement, and their subsequent hearty and faithful co-operation in the enforcement of all the conditions thereof.

## CALIFORNIA INSURANCE COMPANY.



Organized, February, 1861.

**CAPITAL, Paid up in Gold, \$600,000**

Assets, Jan. 1, 1884, - - - \$974,184.52  
 Losses Paid, - - - \$1,857,014.24

C. T. HOPKINS, ..... President.  
 J. BIRMINGHAM, ..... Vice President.  
 L. L. BROMWELL, ..... Secretary.  
 W. H. C. FOWLER, ..... Marine Secretary.

**Directors.**

C. T. HOPKINS,	HAM'L. MERRITT,
DAN'L MEYER,	M. G. BURLOW,
A. W. BOWMAN,	Geo. H. SANDERSON,
HENRY WADSWORTH,	JOHN BIRMINGHAM,
	L. L. BROMWELL,

San Francisco, October 1st, 1884.

**Adjusted and Settled.**

The dispatch with which the recent loss of Messrs. Boyle & Co was adjusted is not only a subject of congratulation to the parties insured, but also speaks in loud terms of commendation of the companies with whom the insurance was placed.

A week ago Friday evening, the fire occurred. As soon as it was over and the probable loss could be determined, Mr. Joseph A. West, agent, telegraphed Mr. Bromwell, Secretary of the old California, and one of the General Agents of the Union Fire and Marine Insurance Company, of the supposed loss and the insurance carried. This telegram, being a night message, did not reach the home office until late Saturday morning, but the very first east bound train brought Mr. Bromwell and the appraiser to Ogden, where they arrived early Monday morning, and began the arduous task of adjusting the damage on a \$33,000 stock of furniture. This work occupied four days, terminating late Thursday night, when Boyle & Co.'s total loss was ascertained to be a little over \$9,000.

On the following morning, less than a week from the date of the fire, Mr. Bromwell handed to Messrs. Boyle & Co. a check for all losses sustained under the policies of his companies, and last evening took his departure for home. Such business promptness is certainly deserving of substantial recognition by every business man in Ogden, who can appreciate the advantages of insuring in institutions which act with such commendable promptness and fairness.—*Ogden Herald, Aug. 16, 1884.*

**Restricted Hazards.**

We feel called upon to again print our Prohibited List, and request agents to religiously adhere to the interdiction, and decline unconditionally the following hazards for both the California and Union:

- Acid factories
- Assigned, stock in hand of
- Buildings on leased ground.
- Bagging and rope factories.
- Chemical laboratories.
- Chinese laundries or ironing houses.
- Coffee roasting establishments.
- Comfectionaries, steam.
- Candle and soap factories.
- Distilleries.
- Drug and spice mills.
- Fire-works.
- Fruit-driers.
- Gutta percha works.
- Glass factories.
- Hay barns or contents, exceeding 50 tons capacity, public or private.
- Ice houses.
- Junk shops.
- Lime storage.
- Lampblack and glue factories.
- Match factories.
- Oil refineries and oil works
- Planing mills and box factories.
- Panoramas.
- Patterns or pattern shops.
- Pawnbrokers' stocks.
- Peelers' stocks.
- Pecifying establishments.
- Receivers, property in hands of
- Shoddy mills.
- Sugar refineries.
- Starch factories.
- Theatres.
- Varnish factories.
- Vacant buildings.
- Wool waste.
- Woolen mills.
- Wood workers.

Refer all special hazard applications and frame range business to headquarters for approval, before issue of policy or binding the company to the risk.

**Agency Notes.**

—Mr. Joseph A. West, resident agent of the California and Union at Ogden, U. T., deserves our special notice, not only for a most satisfactory business, but for his neat, correct and prompt manner of reporting and accounting for same.

—Col. C. A. Reed, an old-time personal friend and agent of the California at Salem, Or., retires from the firm of Reed & Willis, transferring his "hold on the insuring public" to Mr. Leo Willis, his former partner, and a most worthy successor.

—Tom S. Montgomery succeeds to the business of Montgomery & Wright at San Jose, Cal., with the California and Union as his favorite ticket. With such a Lieutenant our continuance in a leading business in Santa Clara County is assured.

UNION INSURANCE COMPANY.

UNION  
Fire and Marine Insurance Co.

CHRISTCHURCH, NEW ZEALAND.

Subscribed Capital.....	\$10,000,000 00
Cash Capital fully paid up .....	\$500,000 00
Reserve for Re-Insurance.....	149,851 04
Reserve for outstanding Losses...	46,250 00
Net Surplus over all Liabilities..	149,851 02
<b>TOTAL ASSETS.....</b>	<b>\$845,952 06</b>

£5 Deposited with San Francisco  
Trustees, for the special pro-  
tection of Pacific Coast custom-  
ers.....\$130,000 00

Hon. J. T. PEACOCK .....Chairman  
W. DEVENISH MEARES.....General Manager

DEPARTMENT FOR PACIFIC STATES AND  
TERRITORIES.

No. 318 CALIFORNIA STREET,  
SAN FRANCISCO, CAL.

Hopkins & Bromwell, Managers.

How to Prevent Losses.

We only wish we knew some infallible rule for the prevention of losses. We should in such a case proceed to have it copyrighted, and our fortune would be made. But we have to confess that we do not know it nor do we hope to make the discovery. We do know, however, some prolific sources of losses, and we believe that many losses can be prevented by stopping the springs from which they flow.

Suppose every agent in the country could forget his commission long enough to bring the matter of insurance home to himself. Suppose no agent ever used all of his tact, energy and skill in trying to get all of his risks to stick. Suppose no agent, for the fear of losing his commission, ever failed to disclose everything connected with the moral or physical hazard of a risk. Suppose no loss should ever occur where the adjustment might bring out facts of common report which the agent ought to have known, and which, had they been known to the company, would have prevented the acceptance of the risk. Suppose every agent looked upon a policy written by him as a personal contract between himself and the assured, which in the event of fire made him liable for the loss. Suppose no man of doubtful moral character could ever find an agent willing to recommend him to his company. Now, if we could see these suppositions moulded into living facts, don't you suppose some losses would be prevented?—The *Vindicator*.

Farm Dwellings.

The following resolution, amending General Rule No. 12 for Long Term Risks on page 33 of the several Books of Rates, was passed at a meeting of the Board, held September 23, 1884:

1872. "Resolved, That farm dwellings and the private barns, stables, out-buildings and or their contents, a d fences pertaining thereto, when not subject to any charge for exposure, may be written for five years at not less than three times the annual premium thereon."

We regret the passage of this resolution, which would never have been enacted were it not for the insatiate greed of one or two agencies, whose idea of insurance business is to get risks on their books without the slightest care as to what they are to receive for taking them. *W. do business for premiums, not for risks; to increase assets, not liabilities!* Our agents will please not send any D. R.'s of 5-year risks, written for 3 years' premium, until the rates have been so much increased as to yield a fair annual rate on a five year policy. We prefer to leave it to the "smart Alecks" in the profession to pay two years' losses for nothing on 5-year risks written for three years' premium, at present rates, and thus load themselves up with liabilities without corresponding revenue.

The present three year policy for two years' premium is bad enough, and the less we have even of that style of business the better we shall be pleased. An honest policy is worth a fair premium. Once a year is little enough in which to re-survey risks, re-value the property, and renew our acquaintance with our customers.

Outside Business.

In nine cases out of ten (and we are not extravagant in this computation) an agent writing risks distant from his agency submits to an imposition, either in rate or moral hazard, practiced by the assured. If counter business or outside trade is peddled in San Francisco by a broker, then the insured and the broker in the majority of instances are partners to the imposition.

There are honorable exceptions to this rule, but it is safe to refuse all such business, and agents will confer a favor by refusing "point blank," every risk so far distant from their agencies that they cannot personally survey it before making the risk binding, and of which occasional examination cannot be made during the life of the contract. A risk of to-day might be a proper subject for cancellation in another month; moreover branch stores, gin mills, and unprofitable cross-road taverns, conceal a dangerous negative which a positive policy generally electrifies into a total loss.

The Defective Plus.

How doth the small defective plus  
Improve each shining hour,  
To show insurance companies  
Its full, destructive power.

How silently it sits aloft  
In attic, or still higher,  
And in the dead of night proclaims  
Itself the fiend of fire!

## CALIFORNIA INSURANCE COMPANY.

### Short Bits.

- The California is a leader!
- The Union of New Zealand "fills the bill" to both public and private satisfaction.
- Rates are entirely too low for a season as prolific of fires as the present one.
- Buildings on leased ground are not insurable by a California or Union policy.
- We are always pleased to receive applications for insurance on the property of our agents. Send them along!
- One hundred and fifty-nine fire insurance companies reporting to the New York Insurance Department during 1883 distinguished their net surplus \$302,067.
- The Pacific Insurance Union is a protection to the agent; guarding his field from distant brokers; and preserving the whole commission to the agent who earns it.
- Perhaps twenty per cent. of fires are of incendiary origin, and no one can more than guess the proportion. So long as the insurance companies pay the losses the public does not appear to care how the fires occur.
- The California and Union are bell-wars in Compact, and in all the rules and regulations tending to strengthen such organizations, and make underwriters honest, if they are not inherently so.
- Remittances and accounts at close of each month must come forward. This rule must not be deviated from, or we shall be compelled to draw at sight for balances.
- According to the fire reports, the underwriters paid during the month of July, \$665,000 for whisky, and this is not counting what they paid for and consumed in other ways.
- There is a church in Baltimore which ought certainly to be a "burning and shining light" in the world. It has had for its ministers the following reverend gentlemen: Messrs. Furness, Bellows, Sparks, Blarup and Burnup.
- Permits for gasoline uses in any capacity cannot be granted by agents of this office. Aside from the desire to limit the physical hazard of the property insured, we are not willing to increase the rate of mortality on the Pacific Coast by encouraging the use of this domestic fiend.
- Companies engaged in the farm property business are seeing the necessity of better rates. Farm buildings are not as desirable risks as residences in towns and cities under the protection of fire departments, and as the companies are at last beginning to work for profits, rates are likely to be advanced.
- Two Irishmen were asleep in the attic of a house which caught fire. One of them, in the hurry to escape, got his pantaloons on front side back, and jumped into the street below. His companion, seeing him fall in a heap, called to him, "Whist, Jerry, are ye kilt entirely?" And Jerry, gathering himself up, and discovering the adjusted garments aforesaid, shouted back, "No, not entirely kilt, but, upon my word, I'm fatally twisted."

-Take more care in making up daily reports. The policy number is frequently omitted, also the date, and the name of the agency and other information which is so necessary, that the daily is useless without it.

"I'm so alarmed, Lizzie," exclaimed a St. Louis girl, who was engaged to be married to a young army officer, "he hasn't written me in three days." "There is no occasion to get excited," was the reassuring reply, "he is out of the reach of Indians, there is no epidemic prevailing where he is stationed, and when he last wrote you he was in perfect health." "Oh, yes, I know all that," said the timid, agitated creature, "but then there's the army worm."

-The "old California" Insurance Company at its head office in San Francisco scores another point in the matter of enterprise. Of late a large fire alarm gong has been placed in the office of the company, and on its striking, a blackboard is hung out giving the number and location of the alarm. The loud noise attracts attention, the passer-by obtains information of interest, and the whole is a good advertisement for the company. - *Investigator*.

-For a first-class foreign company we are not satisfied with the Union's receipts at several points. There is no better indemnity offered in this market or a prompter paymaster in time of loss. Nothing short of a first-class leading position at every agency will satisfy the Pacific management of this solid underwriting institution. Remember that we hold \$100,000 on voluntary deposit in San Francisco for the protection of policyholders, a guarantee offered by only three other non-resident insurance companies and by these under legal compulsion.

-An application is used for the purpose of intelligently submitting a risk to headquarters, or as the basis of an insurance contract, to be referred to in the body of the policy—that is, we intend such uses for this important document. If so applied, agents will be saved the labor of stringing out the points of a risk in a long, tedious letter, and spare our "rate sharp" the wrinkles and fatigue of sifting the thing down, to find important information omitted, and the necessity of calling for an application in correspondence that might be avoided, to say naught of the waste of time and postage.

-A fireman's paper remarks: "A subscriber writing from Portland, Oregon, gives me an opportunity for philosophical reflection by briefly saying: 'Times are dull just now, consequently fires are frequent.' Why, we may ask, should fires be any more frequent in dull times than in lively times?" It might enlighten our innocent contemporary to inform it that firemen and underwriters have long admitted as a scientific truth that the friction of a \$3,000 insurance policy on a \$4,000 building is more apt to cause a blaze when times are dull and business is poor than at any other time. Hence, the usual frequency of fires at such periods or, to put it more plainly, so as to be sure to relieve our reader's contemporary from further "philosophical reflection" on the subject, let us quote the words of a speaker at the Northwestern convention of Fire Underwriters in defining the meaning of incendiarism: "Incendiarism is the shadow of insurance, and as the sun of prosperity in the commercial sky sinks low, the shadow lengthens and darkens." - *Spedator*.

THE  
CALIFORNIA  
INSURANCE CO.  
SAN FRANCISCO.

*San Francisco, October 1st, 1884.*

*Dear Sir:—We are now waiting your*

## SEPTEMBER RETURNS

*and remittance; give this immediate attention, and sensibly  
oblige,*

*Yours very truly,*

L. L. BROMWELL,  
*Secretary.*

We are very desirous of receiving a report from every Agent holding our commission AT THE CLOSE OF EACH MONTH. If your agency has a "NO BUSINESS" report to make, kindly make such endorsement on reverse side of this sheet, and return to this office AT ONCE, that a blank can be recorded on our books. L. L. B.

\$25.<sup>00</sup>/<sub>100</sub>

Monr. (Morrison) Macey  
Pay to order of  
Schneider, Twenty five  
dollars and charged to  
Francis H. Macey,

Monr. Macey & Macey,  
October 28 1884

Order of Sept 20 - 4.<sup>60</sup>  
Bill Rendered - 11.<sup>00</sup>  
Cash total 9.<sup>40</sup>

\$25.<sup>00</sup>  
Schneider

MEMORANDUM.

FROM

**The San Francisco Merchant,**

323 FRONT STREET.

CHARLES R. BUCKLAND,  
Editor and Proprietor.

*October 1<sup>st</sup> / 84*

P. O. BOX 2386.

*To E. W. Morse Esq, San Diego*

*Dear Sir*

*I send you, at the request of Mr. C. A. Wetmore, half-a-dozen copies of the last number of the "Merchant" which contains an article relative to the Australian Mail Service of interest to San Diego. Mr. Wetmore further kindly suggested that you would perhaps keep the Merchant on file in your office and obtain subscribers for*

the paper. The subscription is \$3. per annum  
and I allow a commission of \$1. on each  
new subscriber paid in advance. My advertis-  
ing rates are \$2. per inch per month  
and on these I allow a commission of 25  
per cent. I shall be glad to receive any in-  
formation from your district in furtherance  
of the idea referred to in the Merchant and  
which will tend to benefit your county.

I am  
yours truly  
B.R. Buckland.



New York Oct 3<sup>d</sup> 1884

Messrs Morse - Rice & White  
Gentlemen -

Some time ago  
I again obtained and recorded  
various quit-claims I set to  
lots 7 & 8 in block (10)  
Hightstown. and lot 6 in  
block 7 & 6 Newtown.

Therefore it makes no difference  
whether you let lots 7 & 8  
in block (10) be sold for  
taxes or not, but as you  
said you would do so and  
get a Tax Deed to them and  
then deed them to me in order  
to make the record all straight  
I suppose you have done so -  
will you please tell me?  
And also how much you think  
them two lots are worth.

Mr Stewart sent me \$300.  
for Lot G in block 756. He  
Corresponded with me about it  
and wanted to buy it for -  
several years past and I  
concluded to let him have it  
although the Co. cost me  
more than double that amount.  
he will pay the taxes on it  
this coming December.

I sent a correct description  
of all the property to the assessor  
for assessment last May  
and requested him to assess  
it more justly than it was done  
last year.

"Would you advise me to pay  
that back illegal tax I am  
for the year 1878."  
Yours Truly

C. E. Richards  
19 Spruce St  
New York City.

HAMILTON & CO.

DEALERS IN

*Hardware, Groceries, Dry Goods*

COUNTRY PRODUCE, ETC.

SAN DIEGO, CAL., 188 -

*Mr. Kocle*

*My father has been  
in your store, about the  
last of the year, and  
has been very  
satisfied with the  
service.*

HAMILTON & CO.

DEALERS IN

*Hardware, Groceries, Dry Goods*

COUNTRY PRODUCE, ETC.

---

SAN DIEGO, CAL.

188

a. a. Higgins  
OEL 4/18/4

CRAWFORD HOUSE.

BLAKE & HAHN, Prop's.  
Formerly of the Manitou Mansion.

Colorado Springs, Colo., Oct 5 - 1884

Wes. Morse Noell & Whaley  
Dear Sirs

In the matter  
of the Samovoir  
purchase I cannot  
understand on what  
basis of business ethics  
you can come upon  
me for a portion  
of the expenses when  
I wrote you explicitly  
<sup>beforehand</sup> that I would not  
pay any of them, that  
I thought the seller  
wished to avoid  
you, and so I wrote  
you that

make out of him (not  
out of me) what you  
could - and that  
I did not care for the  
lots anyway at the  
price. after I had done  
this, and having dealt liberally  
with you in all transactions,  
it seems to me that ~~you~~  
as you thought you  
could make the money  
out of me easier  
than out of the jew.  
You closed the transaction  
rather hastily, thinking you  
would take your chances.  
I do not care much for  
\$50, but there is no earthly  
reason for your demanding  
this or any amount from  
me on the last transaction.

In regard to the lots in Block  
228, I paid you a price for the  
other lots I bought in that block.  
- for any more  
- my best regards to your mother

Martin C. Hunter, President.

Thos L. Van Niess, Secy & Treas.

George D. Hunter, Superintendent.



H. C. Harris, Genl. Manager.

Bloomington, Indiana Oct 6 1884

Messrs Morse Noel & Whaley  
San Diego Cal.  
Gents.

I own lots A. B & C. Bk. 164

Hortons Ad. and Bks. 47 & 64 Shermans Ad. —

I am anxious to sell all or the Bks in Shermans  
alone. What can you get for all or for  
the Bks in Shermans Ad.? Please reply.

Respect  
T. C. Van Niess

A. B. C - 164	conts Martin C. Hunter	Hortons Ad	undf. 500	100
47	" " T. C. Van Niess	Shermans	undf. 500	100
64	" " T. C. Van Niess	" "	(in check) 500	100

Answered Oct 16/84

Man: 16/85. W. Garrison wishes to offer you 500 for Bk 47.  
Reported offer.



D. C. Van Nings,

Oct 6, 1884,

June 1, 1885



OFFICE OF

# THE CALIFORNIA INSURANCE CO.

No. 318 CALIFORNIA STREET.

C. T. HOPKINS, President.  
JOHN BIRMINGHAM, Vice-President.  
L. L. BROMWELL, Secretary.  
W. H. C. FOWLER, Marine Secretary.

San Francisco, Oct 7, 1884.

Morse Wells Whaley  
San Diego, Cal  
Resident Agent,

Dear Sir: We have to acknowledge receipt of your statement of account for the month of                      accompanying remittance per postal order amounting to \$ 8<sup>32</sup> which we have passed to credit of your account on our books.

Errors or omissions, if any, you will be duly advised of; otherwise consider the account correct and satisfactory.

Yours very truly,

L. L. Bromwell, Secy  
R.



OFFICE OF

# THE CALIFORNIA INSURANCE CO.

No 318 CALIFORNIA STREET.

C. T. HOPKINS, President.  
JOHN BIRMINGHAM, Vice-President.  
L. L. BROMWELL, Secretary.  
W. H. C. FOWLER, Marine Secretary.

San Francisco Oct 13<sup>th</sup> 1884

Messrs Morse Noel & Whaley  
San Diego

Resident Agent,

Dear Sir: We have to acknowledge receipt of your statement of account for the month of \_\_\_\_\_ accompanying remittance for draft amounting to \$ 13<sup>89</sup> which we pass to credit of your agency on our books.

Errors or omissions, if any, you will be duly advised of, otherwise consider the account correct and satisfactory.

Yours very truly,

L. L. Bromwell Secy

No. 44.

43.

HALF RATE MESSAGES.

THE WESTERN UNION TELEGRAPH COMPANY.

This Company TRANSMITS and DELIVERS messages only on conditions, limiting its liability, which have been assented to by the sender of the following message.

Errors can be guarded against only by repeating a message back to the sending station for comparison, and the Company will not hold itself liable for errors or delays in transmission or delivery of telegraphed messages.

This message is an ORDER and is delivered subject to the order under the conditions stated above.

A. H. GREENE, President. W. V. GREEN, Cashier.

Date San Fran Oct 13 1888

Received at San Diego, Cal.

F. Morse Noice <sup>14</sup> and Whaley

READ THE NOTICE AT THE TOP.

North American Press - Howard  
Bowmy joined Pacific  
Guarantee Union Start

Alfred Steelman  
Gen Mgr



NOTHING BUT THE ADDRESS CAN BE PLACED ON THIS SIDE.

Morse, Moell & Halsey.  
San Diego.  
Cal.

San Francisco, Oct. 13, 1854

Gentlemen:

Insurance Co. of North  
America, Pennsylvania, Harvard and New  
York, Pawny have this day joined the Pacific  
Insurance Union.

ALFRED STILLMAN.

General Manager.

J. J. Hill, C. E. O.

OFFICE HOURS.  
A to 3 A. M. 1 to 3 P. M.

OFFICE & RESIDENCE  
FIRST OFFICE BUILDING, (old store)  
OAKLAND.

Oakland, Oct. 11 / 84  
Messrs. Morse, Wood (and) Whaley  
San Diego Cal.

Gentle

Sept 17th

Your letter also

Illustrated description of San  
Diego Co. I found waiting  
me on my return from a  
trip north. I am very much  
obliged to you, for your  
information - also to my  
friend Brodbeck for his  
putting me in communication  
with your firm. Should I  
desire to information regarding  
San D. I shall be pleased to  
correspond with you

Very truly

R. L. Hall

*J. J. Hill, C. G.*

OFFICE HOURS:  
9 to 12 A. M. 1 to 3 P. M.

OFFICE & RESIDENCE  
First Office Building, (opposite)  
DALLAS, TEXAS

*Dr. R. L. Hill,  
Deputy Chief*





San Francisco Oct. 17<sup>th</sup> / 84

Messrs Morse Knell & Habin  
Gentlemen

You will please settle the matter  
of the \$100- retained by you with  
H. H. Bruce my atty. and his receipt  
for the same will be a sufficient  
voucher to you for the payment  
thereof

Yours truly  
Valeria Brown

456 W. 8th St. Oakland  
October 18th 1884

Messrs Morse, Macle & Whaley  
Real Estate Agents San Diego Cal.

Sir,

Your of the 6th inst. came duly to hand  
In accordance with what I understand to be  
your proposition. I have prepared & herewith  
enclose a paper obligation signed by Miss Brown  
which I thought would cover the case - also a written  
authorization for you to deal with me in respect to  
the payment

You can send the \$100. by Wells Fargo & Co. Exp.  
and I will receipt to you for the same as  
soon as it comes to hand

Yours truly  
H. F. Crane

Whereas Messrs Morse, McCall & Whaley of San Diego California have given a certain bond of indemnity to one Mrs. O. Fox to save him harmless against a certain balance of a judgment amounting to about \$40- more or less in an action of one Mrs. M. Linn vs. one Mrs. A. Mc Brown and whereas said first named parties have retained & now have in hand the sum of \$100- money of the undersigned as a protection to themselves against any claim on said bond-

Now in consideration of the premises & of the payment to her of said \$100.00 the undersigned does hereby covenant and agree to save harmless said first named parties from any damage cost or expense on account of said bond  
Dated Oct. 17<sup>th</sup> 1884

Signed in presence of  
A. F. Brane

Valeria Brown.

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Wm. D. Brown  
Clerk of the Court  
Sept. 1887

Los Angeles, Cal. Oct 20 1882

Mr Francis H Maby

J. W. Calkins Carriage Co. Dr.

NO. 3 LOS ANGELOS STREET,

ALISE. ARCADIA BLOCK.

1 Ret Wornen Wheels

Paul H. Calkins

1300

T. H. HARDER

OFFICE OF

E. L. FORD.

Harder & Ford.

Attorneys at Law.

REAL ESTATE AND LOAN AGENTS.

Barnett, Kas., Oct 20th 1884

Mr Cleveland  
San Diego  
California

Mr Sir

Mr Ira Brown  
of Chicago tells me you have  
an abstract of some property he  
owns in your City (80. acres) and  
is acquainted with the owner  
we have a tract on hands  
for Kansas property and  
the parties hold their land of  
a fictitious value therefore we  
desire you to write me as  
regards the location of Mr Brown's  
property the growth of San Diego  
and the valuation of property  
and if you can consistent we  
would like a valuation of about  
\$50. to \$60. per acre as we have priced  
the property to our man in trade if  
over

£60.00 per acre, please let  
me hear from you soon  
and oblige

Yours truly  
L.H. Gardner

Ira Brown, acres E 421296 - 80 acres.  
about 10 miles <sup>N of the</sup> ~~Town~~ <sup>E. D.</sup> ~~on the road to~~ <sup>Waggon</sup> ~~the~~ <sup>acres at \$2/1/2 per acre</sup> ~~road~~  
~~East of the sea coast just~~  
~~west of the valley~~  
~~land, mostly~~  
~~the latter.~~ ~~it would be a hard~~ ~~work~~ ~~to~~ ~~do~~  
~~at \$3.00 a portion of the land~~ ~~is~~ ~~the~~  
~~best~~ ~~is~~ ~~good~~ ~~blot~~ ~~land~~ ~~and~~ ~~the~~  
~~land~~ ~~but~~ ~~being~~ ~~so~~ ~~far~~ ~~away,~~ ~~there~~  
~~is~~ ~~no~~ ~~demand~~ ~~for~~ ~~it~~ ~~at~~ ~~the~~ ~~present~~ ~~time.~~  
~~It~~ ~~might~~ ~~be~~ ~~used~~ ~~at~~ ~~from~~ ~~£~~ ~~75~~ ~~to~~ ~~£~~ ~~100~~  
~~per~~ ~~acre.~~ ~~The~~ ~~hope~~ ~~is~~ ~~that~~ ~~it~~ ~~will~~ ~~come~~  
~~when~~ ~~such~~ ~~land~~ ~~will~~ ~~be~~ ~~wanted~~ ~~and~~  
~~command~~ ~~a~~ ~~higher~~ ~~price.~~

17/3/1820

L.H. Gardner



T. H. HARDER.

E. A. FORD.

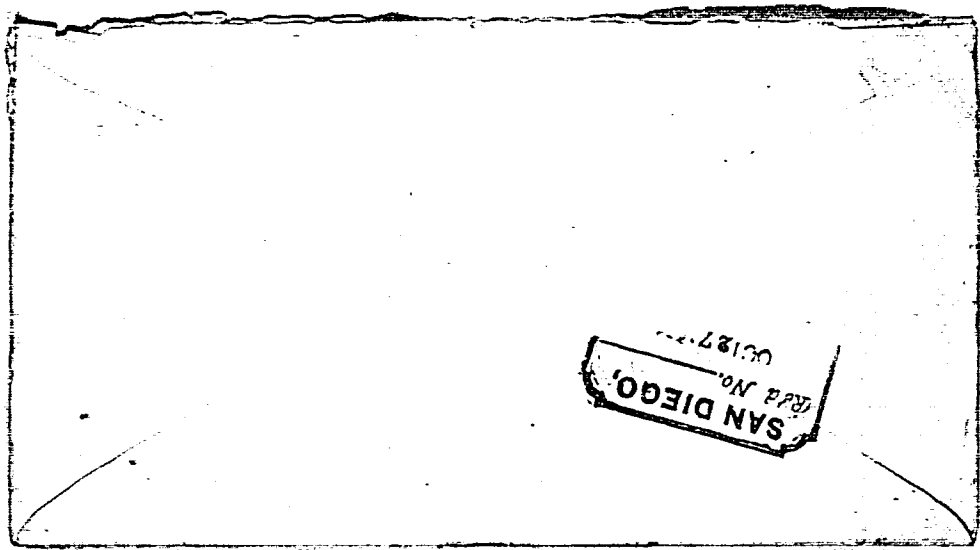
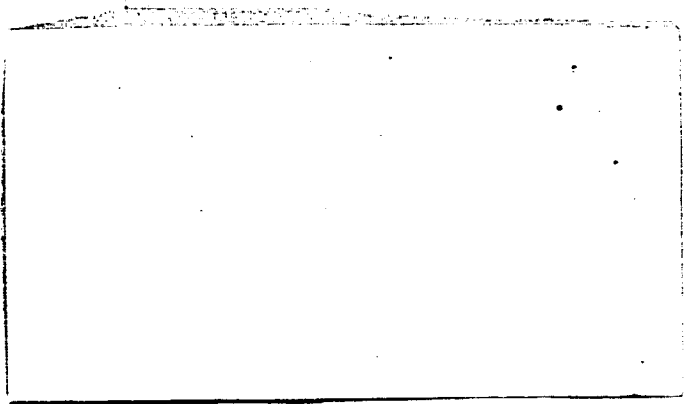
HARDER & FORD,  
ATTORNEYS -:- AT -:- LAW,  
REAL ESTATE AND LOAN AGENTS,  
GARNETT, -:- KANSAS.

HARDER & FORD,  
ATTORNEYS AT LAW,  
*Real Estate and Loan Agents,*  
GARNETT, KANSAS.



*Mr. D. Cleveland  
San Diego  
California*

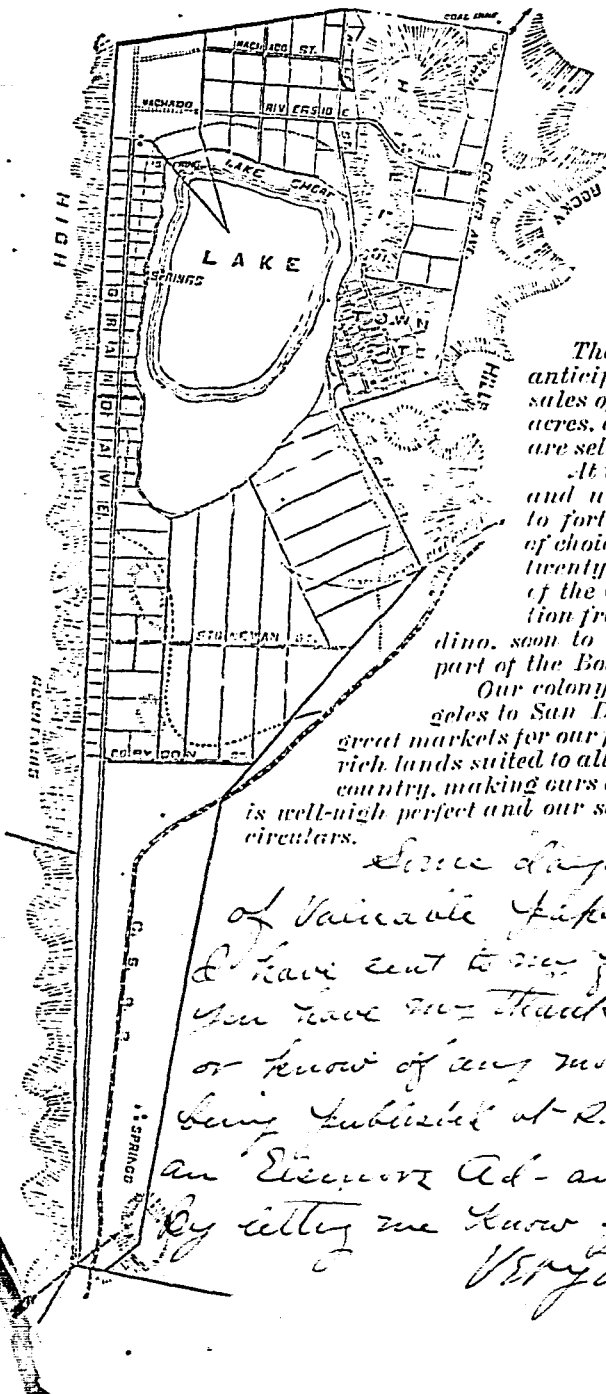
*John Thomas  
East 1/2 Sec 12-96 for 1196*



WILLIAM COLLIER,  
24, N. Fifth St.,  
KEOKUK, IOWA.

# ELSINORE LAND OFFICE.

D. M. GRAHAM  
16 & 17, N. Main Block,  
LOS ANGELES, CAL.



F. H. HEALD,  
GRAND AVENUE.

Elsinore, Cal., Oct 23 1884.

No. 71-72-877

Dear Sir,

The success of ELSINORE has exceeded our anticipations. In three months we have made sales of over forty farms, averaging about thirty acres, and over one hundred town lots. The latter are selling rapidly at \$45 and upwards.

At very low prices ranging from \$25 per acre and upwards, for small farms of from three to forty acres we still offer about 5,000 acres of choice fruit, grain and general farming lands twenty miles south of Riverside and on the line of the California Southern R. R., as now in operation from San Diego, via Colton to San Bernardino, soon to be extended to The Needles and become a part of the Boston Co.'s Grand Trans-Continental Line.

Our colony is exactly half way by rail from Los Angeles to San Diego; it lies between those places and the great markets for our produce. Within our borders may be found rich lands suited to all the many products of this fertile southern country, making ours a self-sustaining community. Our climate is well-nigh perfect and our scenery exceptionally beautiful. Send for circulars.

Some days ago I rec'd a number of valuable papers from your office which I have sent to my friends East and for which you have no thanks. If you should publish or know of any more papers of information being published at San D. I would be glad to get an Evening Ad- and notice into the same. By letting me know you will confer a great favor.

Very truly  
F. H. Heald

J. H. Steacy  
Dec. 23/84

56 Aliso Road  
Los Angeles, Cal.  
27<sup>th</sup> October 1884

Messrs. Morse, Peck & Whaley,  
Gentlemen

Enclosed you  
will find post office  
order for \$7.50 half  
year's interest for \$100  
borrowed, I thought I may  
as well pay it now, as  
at any other time, this  
will make \$15 amt. the  
whole of the interest for one  
year, I will pay the principle  
when due.

Please Mr. Whaley don't  
forget to pay the Taxes  
in December next, and let  
me know when you have  
done so and I will return  
you the money with your  
charges, Yours truly J. ~~W. Peck~~

Jan Workman  
Oct 27. 84

OFFICE OF

W. R. HUFF,

Successor to W. R. Huff & Co.

REAL ESTATE & MONEY BROKER.

OFFICE, No. 6 COURT STREET.

Los Angeles, Cal. Oct. 28 1884

Moses Noel & Whaley  
San Diego

Dear Sirs

Please send  
me a Map of the Pueblo lands  
San Diego and let me know —  
what those lands can be bought  
at and if they can be broken for  
lands here in Los Angeles city and  
county

Hoping to receive  
an early reply I remain  
yours truly

W. R. Huff

No 6 Court St -

Los Angeles city

That is the S 1/2 of Blk 83 -  
with in above tract

W. R. Huff  
San Diego

00022/04 Sent maps 10 3 Post W. R. H.

W. R. Huff

Dec. 28/89



A. C. MORSE,  
COMMISSION GRAIN MERCHANT,  
MEMBER OF S. F. GRAIN EXCHANGE,  
No. 20 WEBB STREET.

REFERENCES:

D. O. MILLS, San Francisco.  
W. F. COLSBAN & Co., San Francisco.  
C. ADOLPH LOW & Co., " "

San Francisco, Oct 28<sup>th</sup> 1884

Messrs Moore, Todd & Hakey  
Gent

E. D. Sawyer of  
this city who owns a considerable tract  
of land adjoining me in the San Vicente  
Valley is negotiating the sale of his property.  
The purchaser (whose name and residence is  
unknown to me) wishes to have Sawyer nego-  
tiate for the purchase of my wife's piece.  
If I knew the party would call on him  
or refer him to your firm,  
Sawyer wants a commission and of course  
will not move in the matter until I enter  
into an agreement to pay him in case of a  
sale. I have consulted Mrs Moore who  
is the bona fide owner, and she very justly  
claims that she ought not to pay two com-  
missions and suggests that I write you on  
the subject. I think you are justly  
entitled to a fee for putting it on the  
market and propose to act reasonable in

A. C. MORSE,  
COMMISSION GRAIN MERCHANT,  
MEMBER OF S. F. GRAIN EXCHANGE,  
No. 20 WEBB STREET.

REFERENCES:  
D. O. MILLS, San Francisco;  
Wm. F. COLEMAN & Co., San Francisco;  
C. ADOLPH LOW & Co., "

also the said statement and upon that offer of  
\$25 come in every case will be satisfactory.  
Evening of Jan. 20th and Jan 21st at \$21.82.  
an amount for the property.

San Francisco,

1883

the matter. If the sale is consummated  
it will be at about \$1300. Sawyer claims  
\$25 commission (about half rates, or unless)  
If the same amount is satisfactory to your  
firm, I will see that it is remitted in case  
the sale is negotiated here, but under the  
circumstances Mrs. Morse declines to pay two  
commissions. If your firm make the  
negotiation I shall be fully released from  
the contract with Sawyer in a future matter.  
I presume this will be satisfactory.  
Please advise me by return mail!

I received a lengthy letter from J.B. Bea  
who is farming a tract near me. He says  
my piece is very choice land and ought  
to be valuable for grapes, fruit or grain.  
I also learn that Sargent has moved off  
the land, and the title of Sawyer + Bull  
fully settled as against them.

Yours truly

H.B. Is there any demand for town property? A.C. Morse

NOV

1884

Leeds, August 2d. 1841.

Messrs. Neal, Whaley & Co

Dear Sirs,

On my arrival in Leeds -  
August 1<sup>st</sup> I find two letters  
from your firm in regard  
to a Charles Power, I will sell  
the small Charles Power for \$30<sup>00</sup>  
and the large one for \$50<sup>00</sup>  
fifty dollars, no Pump  
goes, or in other words, I  
do not care to sell the Pumps,

Yours truly  
Joseph Barber

Barney Barber is a friend  
1 pump (small)  
1 small horse power  
1 pump (large)  
1 pump (large)

Joe Tasker  
Nov 4/64

OFFICE OF  
**C. W. GIBSON**

IMPORTER AND DEALER IN

**GROCKERY, GLASS, STONE, PLATED AND CHINA WARE,**  
Gas & Oil Fixtures, Monitor Oil Stoves and Fixtures.

House Furnishing & Fancy Goods, Patent Stone Jugs, Tomos, Chandeliers, Bird Cages,  
Lawn Ornaments, Flower Pots, Water Filters & Coolers, Refrigerators, Tin & Granite Iron Ware, Flasks, Corks, etc. etc.  
108, 110 & 112 North Main Street.

Los Angeles, Cal. Nov 8 1884

Messrs. Messrs. Messrs. Messrs.  
Law Office, Cal.  
Gentlemen,

Should you have any inquiry for that  
last of mine - new Russ school house (with one mit)  
- 243' by 120' lot in Russ - You called me  
before I left rather I would sell it or not - I am  
not anxious as in a hurry to sell it as at present,  
market is at price less than \$2000

As my time is so taken up in my business I  
have had no opportunity to do anything for  
you, except to give your address (which I shall  
be glad to do at all times) My family is enjoying  
very good health here - business is satisfactory -  
Set me hear from you. My regards to you all  
Your boy

Carl W. Gibson

P.S. If I can attend to anything here for you let  
me know - I will do so with pleasure.

Old Broadbank  
Nov 8/84

Dear Sir,  
I have the pleasure to inform you that  
the same has been forwarded to you  
and I am sure you will find it  
of interest. I have also the pleasure  
to inform you that the same has  
been forwarded to you and I am  
sure you will find it of interest.  
I have also the pleasure to inform  
you that the same has been  
forwarded to you and I am sure  
you will find it of interest.

I am, Sir,  
Very respectfully,  
Your obedient servant,  
J. H. [Name]

Howe Nov 11-1884  
Mr. Pol.  
San Diego.

Dear Sir.

I wish to sell  
or rent my ranch. here, will rent if  
no purchaser can be found.  
Should I rent would like to  
have some mosey on the ranch  
about \$1,000.

My price is \$3,000, if you can  
find me a buyer inside of 20  
days at that price will pay 7 1/2 %  
com. if sold for \$2,700 or less 5 %

I wish to embark in other business  
and now have a good opportunity  
I have 150 hines of bees horses &  
wagon some other tools.

We have a good school right here  
R.R. Station located on Ranch plenty  
of water. &c &c

Yours Truly, A. B. Morgan



A. B. Morgan  
Nov-11, 1884

If the risk has any features, objectionable or otherwise, which are not disclosed in the within application, the agent will advise us of them by letter.  
the course of prevailing winds.  
building, stories high, and distances apart. Note by number and amount of folicles every risk in the Precinct or the Block appearing in the diagram. Indicate  
Locate the risk in the center, above; place will then remain to show all other buildings within 100 feet in every direction. Give the occupancy of every  
Foot scale, 10 feet to the square.  
Use red ink to denote brick or stone buildings; black ink wooden buildings.

Sept 1866 Oct.

87-11-13-14 89-

Ass: to Nutley Green

Taxes paid by W. W. Co., 1880. 81 & 82.

Stands in name of M. Nicholas.

Recorded in Book 9 p 395

bought of Horton for \$2000 Apr 70.

Nicholson now dead. His death

Tomb - Mary Ann, is one of the heirs - sends taxes to W. W. Co. to pay.

Snyder made offer \$200 for the property some months ago - deed was sent but on examination of title found that Tombs had no right to sell. He promised to have some water of cover made, but nothing heard of him since.

68 - J.F./S

Applicant.

187

is to be kept on the premises the property to be insured, so far as the same are known to the applicant, and material to the risk; and he hereby consents to report any

Form of Construction and Occupancy of other Buildings within 200 feet are as follows:

18. Have you ever suffered loss of property by fire? If so, were you insured, and in what office?	.....
19. Have you reason to believe your property in danger from incendiaries?	.....
20. How often do you take an inventory?	.....
21. How often do you take an inventory, date and amount?	.....
22. Do you keep merchandise and sales accounts?	.....
23. Amount of (over) sales?	.....
24. How is the building occupied in all its parts? Give names and business of all the tenants.	.....
25. What other insurance upon the property?	.....
26. In what Company, and when effected?	.....
27. Are fireproof safes kept for sale? If so, are they kept in metal or wooden vessels?	.....
28. If a LIVERY STABLE (see Note 2.)	.....
29. Are open lights used?	.....
30. Does any one sleep in the building?	.....
31. Is smoking prohibited?	.....

Answer the following questions, and sign the name, as a description of the premises on which insurance will be provided.

187	10	\$	\$
187	10	\$	\$

Marionville, Mo. 10-12-1884  
 Messrs. Hurd & Shultz,  
 New York Agents of  
 J. Grallman's. Please note  
 make my trade with you as I  
 have already made a deal to  
 sell to England. I your money and  
 advise the other papers are ready

In the name, an description of the premises on which insurance will be granted.

187, 10

187

\$ \$ \$ \$ \$ \$

- 18. Have you ever suffered loss of property by fire? If so, were you insured, and in what office?
- 19. Have you reason to believe your property in danger from incendiarism?
- 20. How often do you take an inventory?
- 21. Keep inventory, date and amount?
- 22. If you keep merchandise and safe's accounts?
- 23. Amount of yearly sales?
- 24. How is the building occupied in all its parts? Give names and business of all the tenants.
- 25. What other insurance upon the property?
- 26. In what company, and when effected?
- 27. Are fire-iron matches kept for sale? If so, are they kept in metal or earthen vessels?
- 28. Are open lights used? (See Note A.)
- 29. Does any one sleep in the building?
- 30. Is smoking prohibited?

Mansville 10-12-1884  
 Morse, Noel & Whaley,  
 San Diego Deal  
 J. Guilleme: I can not  
 make any trade with you as I  
 have already made a deed to  
 John H. Smith of your town, and  
 when the other papers are ready  
 they go to him.  
 Yours respectfully  
 J. J. Jones

information obtained for  
 J. W. Smith

E. J. Comb.  
Nov 12 / 84.

months from \_\_\_\_\_

Answer the following questions, and sign

\_\_\_\_\_ Roof? \_\_\_\_\_

\_\_\_\_\_ and? \_\_\_\_\_

partition, floor, ceiling, side or roof? \_\_\_\_\_

stove pipes properly secured? \_\_\_\_\_

(see Note 2.) \_\_\_\_\_

by daylight only? \_\_\_\_\_

to be kept in wooden vessels, in or \_\_\_\_\_

\_\_\_\_\_ gauge? \_\_\_\_\_

\_\_\_\_\_ property? \_\_\_\_\_

\_\_\_\_\_ on leased ground? \_\_\_\_\_

Material of Construction, and \_\_\_\_\_

to be kept on the premises.  
I hereby agree to and with said  
the property to be insured, so far as  
concerns to the agent of this Co

OFFICE OF  
**Morse, Noell & Whaley,**  
 REAL ESTATE DEALERS,

NOTARIES PUBLIC  
 And Insurance Agents.

LETTERS OF INQUIRY  
 Promptly and Cheerfully Answered.

E. W. MORSE,  
 C. P. NOELL,  
 THOS. WHALEY.

Mortgages Cashed and Money Loaned.  
 Warrants Purchased. Taxes Paid for  
 Non-residents.

San Diego, Cal., Nov 12<sup>th</sup> 1884.

*Mrs. Julia L. Lassette. 424 Julian St. Los Angeles Cal*

Dear Sir:—We have the honor to hand you herewith a Statement showing the aggregate Tax, City, County and State, and School, for the year 1884, \* upon the following realty owned by you, according to the Assessor's Tax Books, for said year:

DESCRIPTION.							AMOUNT OF TAXES.			
FRACTION OR OTHER DESCRIPTION.	Lot.	Block.	Pueblo Lot.	Section.	Township.	Range.	CITY.	STATE AND CO.	SCHOOL.	TOTAL.
<i>Public Land</i>										
<i>1/2 of N.W. 1/4</i>	20A		205		14					
<i>1/2 of E. 1/4 of N.W. 1/4</i>	10		212		18					
<i>Northwest 1/4 of N.W. 1/4</i>	80		1177		100					
<i>and N.W. 1/4</i>	40		1159		50					
<i>San Diego Homestead Union</i>										
		72								
		74								
	10.11.12	27								
	4.10	27								
	3.4.2	84								
	2	72								
<i>Public Land</i>										
<i>San Diego Perfect Union</i>	45		34				204	429	92	725
<i>See N.W. 1/4</i>										
										200
										255
										Our Fee.
										Amount.
<i>Sept 1884 assessed by J. Lassette</i>										\$ 925

If you wish us to pay your Taxes, remit by draft, or P. O. Order, payable to our order, for said sum, and we will forward to you Collectors' Receipts in full.

Should you desire to sell any of the above property, and will put a fair market price upon it, we shall be pleased to act for you. Our Commission, ONLY IN CASE OF SALE, is 5 per cent. on first thousand dollars, and 2 1-2 per cent. on all sums over that amount.

Very Respectfully,

MORSE, NOELL & WHALEY,

\*City Tax becomes Delinquent. *Feb 2, 1885.*

State and County Tax. *See 29, 1884*

*Please inform us in what name to make return of property, to assess such year.*

100 Perry, Dec 22/84

My dear lady  
I enclose to you  
the articles of yours  
which I have  
been able to find  
for you. I am  
very sorry  
that I cannot  
return them to  
you in the  
original form  
but I have  
been very  
careful to  
preserve them  
as they are.

Very truly  
yours  
A. R. Hoff No. 6 Court  
No. 6 Court St. I. A.

Received Dec 28/84

THOS. E. METCALF.

M. G. MCKOON.

E. E. HALL.

BRANCH AGENCIES IN ALL THE PRINCIPAL TOWNS IN SOUTHERN CALIFORNIA



*Metcalfe, McKoon & Hall.*

REAL ESTATE AND LOAN AGENTS.

19 NORTH SPRING STREET, opposite Post Office.

PAY TAXES,  
COLLECT RENTS,  
PURCHASE PROPERTY  
AND  
LOAN MONEY FOR NON-RESIDENTS

Los Angeles, Cal. Nov 17<sup>th</sup> 1884

*Messrs Morse, Host & Malley  
San Diego Cal.*

Gentlemen  
This will introduce  
to you Prof McKoon a  
cousin of one of our firm  
who visits your place  
with a view of locating  
if possible he likes it there  
Any information of labor  
you can impart to him  
will be appreciated by  
Yours Resp  
Metcalfe McKoon & Hall



Metcalf McKeown  
& Hall  
Nov 14/84

~~District of~~  
New Mexico

MORSE, NOELL & WALLEY,  
Real Estate, Insurance & Collection Agents,  
NOTARIES PUBLIC.  
Bank Building, Plaza.

~~100~~



RECEIVED FROM

San Diego, Cal. Mar 15<sup>th</sup> 1884

M. M. & W. for apt Phillips

Twenty Cents

100

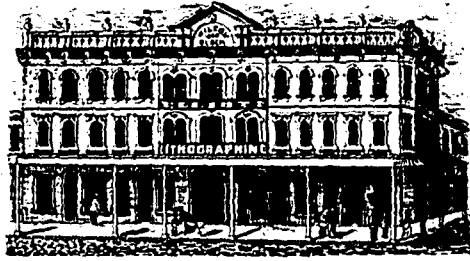
Dollars

for hinge secured & back of office.

Jessie M. Estate

Agents.

LITHOGRAPHING OF EVERY DESCRIPTION.



W. W. ELLIOTT,  
921 BROADWAY,  
OAKLAND, CAL.

ILLUSTRATED WORKS  
SPECIAL  
BILL HEADS  
NEWS  
MAPS, ETC.  
ENGRAVING & PRINTING

Oakland Cal Nov 15 1884

Messrs Morse, Steel & Whaley:

Excuse yours with  
reference to tax due on lot at hand.  
I do not remit as I take it this  
is 60 tax and city tax is also due.  
If so then I had better remit the  
amount of both together either  
now or wait until the other is  
due. I believe you paid both  
for 1883. Let me know by  
postal or otherwise. are all taxes  
paid up to this one? Yours &c

W. W. Elliott

W. H. Elliott.

Nov 15<sup>th</sup> 84.

Sacred. Haven, Mich Nov 15 1854  
Post-Master

San Diego Cal

I desire to know  
something of your City and County  
with a prospect of course that  
everything being favorable I desire  
to know the price of dwelling houses  
building lots price of improved and  
unimproved lands the water supply  
of City and Country Rail Road how  
far your place prospects for others  
if any and from what direction  
signs of San Diego and of what nationality  
generally people are should these  
inquiries be out of your line please  
hand this to some person who  
would give me the desired information  
and oblige

Truly yours  
James H Johnson

Jas H. Johnson

Nov 15 1854

A. J. Babb.  
Nov 15/84.

<sup>copy</sup>  
Eugene City Nov. 15 1884

Mr C. F. Noell Dear sir your bill  
stating the Taxes of my property came to hand  
yesterday. I had some hopes of selling this  
fall - but it appears I am disappointed  
again I do not understand why the  
property sold at National should have  
been put on the list - & I understand  
the Taxes to be \$14.20 and I understand  
two Dollars per cent - but I do not  
understand \$2.70 balance and I may  
owe you an account but if so I am  
not aware of it - I was mistaken  
in your per cent for paying Taxes for  
Mar. Widents Now please just write  
immediately & let me know what the  
\$2.70 is for it maybe all right but I  
do not understand it - I feel sure  
that last year I forwarded the full amount  
as made out by yourself

I will forward the money as soon  
as I understand & I wish to do so before  
the rates become exorbitant as I do not  
wish any more per cent added  
Times are dull here now. The only  
source of raising money wheat & hope  
both set low lower than ever before  
& so sales slow and exorbitant great  
Rejoicing with Democracy Please write  
immediately & give me the information  
Disinterested much obliged yours  
A. J. Baber



San Francisco -

Nov. 18<sup>th</sup> 1884

Messrs Morse, Peck & Whaley -

Some time ago I

received a card from  
you in regard to my  
lots in San Diego I  
would like to sell them  
No. D-5-1- in various addi-  
tions. Would you please  
write me in regard to them  
what they are worth, and  
if there is a chance to  
sell.

lots - Dr & J. Hartins old dith  
Btown - B & C. Sts - 12, 13 St. -

Yours Respectfully -

Lucy A. Wood -

945 20<sup>th</sup> St -

San Francisco

Paq 75, 50.

etc etc - without interest - for 84

Lucy A. Wood.  
Nov-18th 1884.

HEADQUARTERS DEPARTMENT OF TEXAS.

OFFICE OF CHIEF QUARTERMASTER.

San Antonio, Texas, Nov 9, 1884

When do taxes become delinquent?

Messrs Morse Nail & Whaley  
San Diego Cal  
Gentlemen:

Will you kindly in-  
form me what the taxes  
are this year, on Public  
lot 1194, (City, County  
and state, of all kinds)  
in your city, and when  
they fall due, that I  
may remit through you  
as heretofore?

Very truly yours  
S. C. Lee  
Sent statement  
(Nov-12/84)

J. G. C. Lee  
Nov 9. 84

LAW OFFICES OF  
BROWN & BRUNE,  
40 SAINT PAUL ST., BALTIMORE.

STEWART BROWN,  
ARTHUR GEO. BROWN,  
F. W. BRUNE.

Baltimore Nov 19 1884

Dear Sirs

Yours of Nov 11<sup>th</sup>

Accruing statement of taxes  
on Sandiego lots belonging  
to the heirs of Genl. Maguire  
for the year 1884 is attached

this day taxes	414.10
your fee	2.
	<hr/>
	416.10

This amount we send you in  
check herewith for which please  
send us the proper receipt.

We note that you mark  
\* et c. as referred to F. J.

Hawes. If you will kindly  
give

LAW OFFICES OF  
BROWN & BRUNE,  
40 SAINT PAUL ST., BALTIMORE.

STEWART BROWN,  
ARTHUR GEO. BROWN,  
F. W. BRUNE.

2

an explanation of  
that I at some times say  
whether any one is in possession  
of said lots or any other  
interest there can be any  
doubt as to the right or  
title of the respective parties  
I will feel obliged.

It would have been  
worth while to pay lawyer's  
fees rather than to have the matter  
contested  
Yours truly,  
M. J.

Brown & Brune  
400 Pine Street  
San Diego California  
5000

1st ... ..  
... .. 1572 ... ..  
... ..

... ..  
... ..  
... ..

... ..  
... ..

1700  
1701  
1702

J. - 757 vacant

# - 759 vacant

C - 770 deep water

D - 773 vacant 1/2 acre

E - 782 vacant

# - 781 vacant

D - 786 deep water

K - 792 vacant

C - 793 vacant 1/2 acre 1/2 acre

vacant 1/2 acre 1/2 acre 1/2 acre  
Jan 1/15



Larned Pawnee County Kansas  
Nov 20<sup>th</sup> 1884

Morse Noell & Whaley  
Gent -

I have some lot in Lawrence  
and Mr. A. J. Chase has been my agent - I rec<sup>d</sup>  
the within letter from Herbert A Chase last night  
and I should infer from that that A. J. Chase is  
dead - and I shall have to look for other agents  
as Mr. H. A. Chase has recommended you from  
If you will attend to my business - please do so  
the North  $\frac{1}{2}$  of Lot 12. Bk. (114) Kansas add  
has been and I presume is still leased at \$5.00  
per month and as you will see by the within closed  
letter there is due me in the hands of H. A. Chase  
\$50.87 - I have given you an order on the back of  
the letter to draw that money - and apply the  
same to payment of Taxes - My lots that I wish  
you to look after and pay Taxes - are the North  $\frac{1}{2}$  of  
Lot 12. Bk. (114) Lots. E. & F. Bk. (138) Lots D. E. & F.

When you find the amount of ground rent.

Bllr (146) Heaton's add - and I also pay - for  
George J. Dick (or Genge Dick I forget which) on lots  
L. N. & J. Bllr (146) Heaton's add - the Taxes last  
year was more than the amt in the hands of  
Mr. Chiam you will please get the Amount of  
my Taxes. and also of Dick's. and send me  
once the Amount short including your  
Commission and I will forward immediately  
as I want them all paid before they become  
delinquent - about what could my lots be  
sold for - has there been much building in  
Sandwich last year and what population  
have you now -

Respectfully yours  
N. S. Lundeland

N. S. Lundeland  
Nov 21 / 84

*[Faint, mostly illegible text and markings, possibly a stamp or administrative notes.]*

RECORDED OF CLARKSBURG  
AND  
NOTARIAL PUBLIC  
OFFICE - Main St. Opposite Lorraine Street

== MARCELLUS M. THOMPSON, ==

ATTORNEY AND COUNSELLOR AT LAW.

Practices in the Circuit and Supreme Courts of the State and the United States Courts.

Charlottesville, W. Va., Nov. 27<sup>th</sup> 1884.

Morse, Small & White,

San Diego, Cal.

Dear Sirs: Your letter of the 12<sup>th</sup> received. Inclosed find post office order for one dollar and sixty cents, being the taxes on lot of Jas. G. M. M. Thompson and your fee for paying same - Send the collector's receipts - in full -

Yours truly,

Marcellus M. Thompson

THE DISTRICT OF COLUMBIA

ATTORNEY AND COUNSELLOR AT LAW

Practice in the District of Columbia and the United States Courts

RECORDED TO EUROPE  
1913-1914  
1915-1916  
1917-1918  
1919-1920  
1921-1922  
1923-1924  
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1927-1928  
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2017-2018  
2019-2020  
2021-2022  
2023-2024  
2025-2026  
2027-2028  
2029-2030

*Mr. Dr. Thompson  
New York*

San Jose Cal. Nov 22  
1854

Mrs. Maria, and, Phyllis  
Lies

Your letter, has reached me  
and I trust you will find  
me for the amount you call  
for. I received a letter  
(also a paper) from a real  
estate man in San Diego in  
which he <sup>asked me</sup> ~~wanted~~ for the agency  
of my lots I don't know how  
he got my name for he did  
not live in San Diego when  
I did, I never answered  
either of his offers but  
if he writes me again I  
shall tell him that I have  
an agent with whom I am  
well satisfied please to accept  
my thanks and love  
Mrs M C Davis

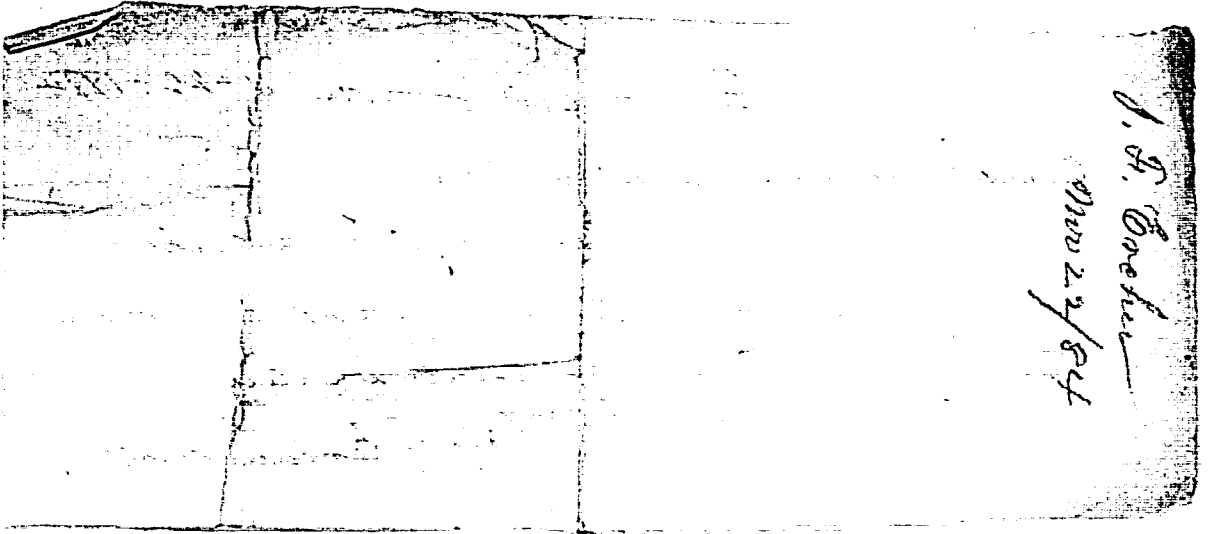
My Mr. C. Baugh  
(noo 22/84

Groden Iowa 11-22-1884

Editor Southern Daily

Please send me a couple  
copies of "The Daily Sun", I wish to set on  
the table of your local estate values.

Your truly  
J. S. Cochran R. H.



J. P. Boehm  
Mar 22/84



Fine Watch Repairing a Specialty.

Wood's Corner.

BERNHARD POL,

DEALER IN

WATCHES, CLOCKS, JEWELRY, SILVERWARE,  
SPECTACLES, &c. &c.

Bangor, Me. Nov. 22<sup>nd</sup> 1884

Messrs. Morse Noell & Whaley

Gentlemen

Yours of the 12<sup>th</sup> instant just received. Enclosed please find P.O. order for \$ 8.21 the amount of taxes on lot A. Block 89 for 1884; Together with your fee.

Business here will not permit me to visit California this winter but hope to do so next year.

Yours Very Truly  
Bernhard Pol

Bernhard P.  
110022/84

Nov 24 / 84  
Messrs Morse Hoell & Mahaley  
Dear Sirs

Enclosed please  
find check \$10<sup>00</sup> in payment  
of our lots id & J<sup>n</sup> Hoell II  
If not too much trouble  
would you let me know  
about what these lots could  
be sold for. Is there any  
hope of a boom in  
San Diego.

Very Truly  
Yours  
J. C. Bailey

Address:  
Dr. J. C. Bailey USA,  
Fort Monroe  
Va.

J. C. Bailey, U.S.A.  
(Nov 24/1884,

State of California,

County of Sau Diego } ss.

On this 28th day of November one thousand eight hundred  
and eighty four before me.

G. P. Noell a Notary Public,

in and for the Said County of Sau Diego personally appeared

Anna A. Mahaley wife of

John T. Mahaley personally known to me to be the person  
whose name is subscribed to the within instrument, described as a married woman;  
and upon examination, without the hearing of her said husband, I made her  
acquainted with the contents of said instrument, and thereupon she acknowledged to  
me that she executed the same, and that she does not wish to retract such execution —

In Witness Whereof, I have hereunto set my hand and affixed  
my official Seal, the day and year in this Certificate  
first above written.

G. P. Noell

Notary Public.

I, Anna C. Whaley, wife of John T. Whaley, of the City of San Diego, County of San Diego and State of California, do hereby grant to Anna C. Whaley, wife of Thomas Whaley, of the same place, the following described real estate situate in the City of San Diego, County of San Diego, and State of California described as follows, to wit:— Being Lots two (2) and three (3) in Block Four hundred and six (406) and also one (1) and  $\frac{41885}{43560}$  ( $1\frac{41885}{43560}$ ) acres in Pueblo Lot number Three hundred and five (305), all according to the Official Map of the Pueblo Lands of San Diego made by Charles H. Poole, C. E. A. D. 1856, and now on file in the Office of the County Recorder of San Diego County.

Witness my hand and seal this Twenty fourth day of November, A. D. 1884.

Signed and Sealed } Anna C. Whaley.  
in the presence of }  
L. P. Noell



— Anna A. Mahaley —

— to —

— Anna E. Mahaley —

— D. E. C. —

Dated November 24<sup>th</sup> 1884.

Recorded at the request of

Received for record June 19<sup>th</sup> 1885  
 at 30 min. past 2 o'clock P. M.  
 at request of Mrs. M. E. Mahaley  
 and recorded in Book No. 50 of Books  
 at page 208 of Book No. 50  
 at 2:00 P. M. on Nov. 24<sup>th</sup> 1885  
 at 2:00 P. M. on Nov. 24<sup>th</sup> 1885  
J. P. Rice  
 COUNTY RECORDER  
 Deputy

\$1.00 per line



**W. R. STUART,**  
**Land Agent,**  
And Importer of Jersey Cattle,  
**LIVE STOCK COMMISSION.**  
62 Carondelet St., New Orleans.

*To a*  
*Land Agent*  
*San Diego*  
*California*







DIEGO,  
CA 92101

W. R. STUART,  
LAND AGENT  
Live Stock Commission,  
62 Carondelet St.  
NEW ORLEANS

NEW ORLEANS, November 1884.

MY DEAR SIR:

I am pleased to invite your special attention to the following important announcement: and I trust you will avail of the privileges extended, and entrust to my care, for sale or for entering for exhibition at the WORLD'S FAIR, all LIVE STOCK you may desire to send to this city during our Exposition.

### Announcement Extraordinary!

I beg to inform all Breeders, Dealers in, and Importers of Fancy and Thoroughbred LIVE STOCK in America, Canada, Mexico, South and Central America, that I have perfected arrangements to hold daily private and monthly public sales of thoroughbred and fashionable Cattle, Horses, Sheep, Swine, Fowls, &c., in this city, at LEONARD'S HORSE EXCHANGE. My first Public Sale takes place December 18, 1884; entries for this sale are complete. I am prepared to receive, and I solicit contributions for subsequent monthly sales.

I cordially invite all Stockmen, Breeders, Amateurs, Farmers, and others interested in Fancy Live Stock to visit my stables and view the magnificent display of thoroughbreds of all breeds I am promised direct from leading Breeders. I feel assured this display of Fancy Live Stock at my stables will be one of the GREAT FEATURES of our "WORLD'S FAIR," and no one interested in Stock should fail to call and view these magnificent animals; it will be a rare opportunity to purchase fine stock. Breeders can have no better advertisement than by selling fine animals at my sales. My charge for selling at private or public sale is 10 per cent. commission: for boarding and grooming stock, 50 cents per day.

Persons wishing catalogue for December Sale will please address me.

I have for sale Cattle Ranches, Farms, Orange Groves, Timber and Mineral Lands in all Southern States; also, Haciendas, Ranches, Timber and Mineral Lands in State of Coahuila, Mexico. These choice properties are offered at extremely Low Prices. I solicit a thorough inspection of these attractions.

Yours truly,

W. R. STUART,

62 Carondelet Street.

HAS FOR SALE IN

Alabama, Louisiana, Florida, Mississippi, Texas and Arkansas,

**TIMBER LANDS,**

Truck Farms, Stock Farms, Winter Homes, Orange Groves,

SMALL FARMS, SAW, COTTON AND WOOLEN MILLS.

Homes on the Great Mexican Gulf Coast, between

Mobile and New Orleans, on L. & N. R. R.

—AGENT FOR—

MANUFACTURERS OF ALL STAPLE ARTICLES.

Write for Information.

**W. R. STUART,**

62 CAROLINE STREET,

Land Agent, Importer of Jersey Cattle

—AND—

LIVE STOCK COMMISSION.

New Orleans, *Apr 25 1884*

*Land Agent  
San Diego  
Cal*

*Sir*

*I have sent*

*me going for Lands in your section,  
will you kindly furnish me  
price list & give description  
of same*

*Yours truly  
W. R. Stuart  
New Orleans*

New York, Nov 25. 1844

Dear Sir

Please find enclosed  
my check for June 1844 San Diego  
\$3 <sup>94</sup>/<sub>100</sub>. I have not <sup>had</sup> an opportunity  
to see Mr. Warren, on account of the  
illness, to talk over the matter,  
in regard to our lots. As soon  
as I can, I will do so & let you  
know

Yours

Yours truly  
James W. Bradley

J. R. [unclear]  
Nov 28/84

New York Nov 29<sup>th</sup> 1884

My dear  
Dear Sir:

Business required  
my attention in Mexico. So that  
this is the first opportunity I have  
had to answer a letter from you, dated  
Oct 22. I wrote to them about  
the 3rd of Oct. to know if they had  
done as they agreed about the two  
Lots 748 in block 16, Middletown  
Let them be sold for taxes  
and buy them in and pay a tax  
due to them. in order to make  
the records straight. They told me  
it has been done and you became  
the purchaser. and sent me a  
bill of \$6.53 for the certificates  
and \$2.00 for services. which I  
will over pay to you immediately.

I obtained Garrison's quit claim  
Deed again to said lots, which now  
makes the records all straight without  
recording a tax Deed, but if you  
can order the Sheriff to make out  
a tax Deed direct to me without  
any more expense I am willing to  
recede to whatever it does or good  
or not since it has done so far.  
Will you please tell me if you  
can do that? I did not intend  
to pay out any more money on these  
San Diego Lots except taxes  
I have been very unfortunate in  
buying property in San Diego and  
I suppose I could not get one half  
as much for it now as it cost me  
many years ago, and much was  
lost entirely to me. (I like it  
therefore) and tried paying out money  
for such kind of property.  
In one of your letters to me you  
enclosed a blank which you found

use and they marked on it that then  
he would be two dollars for paying  
no taxes. and of the said money of  
my property their Commission would  
be five per cent. "only in case of Sale"  
I wrote back that they might  
pay my taxes, and sell upon such  
terms Lots 7-8 in block 10 Middle  
for \$300. and Lot G in block 7 & 6  
in town for \$300. Net, but if  
they could not get enough over and  
above the \$600 I would pay the \$300  
Commission out of it. of course I  
mean immediately or in a short  
time, and would give my Narrative  
Deed to the San Diego, and if any body  
would not take my warrant for  
them they could let them alone,  
"but instead of making no expense  
only in case of Sale, you form  
sent me back a bill of \$10. saying  
they searched the records and found  
that the title was not satisfactory

and the court will see the lot.  
I did not authorize them to search  
records. and I never knew of  
any search records before without  
being authorized to do so, or done me  
no good because I had a Court's  
abstract made to all my property  
not long since. but I concluded  
to pay the tax because they  
answered me some questions  
which I asked about the illegal  
Contract of 1878, and why the assessor  
called the number of acres more or  
less in some of my Tracts than  
what they had been listed previously.  
"The assessor charged me five dollars  
instead of two for paying my taxes,  
and \$3.25 for receiving \$15. from  
Mr. Selwyn to pay the taxes with.  
I sent the money myself to Mr. Selwyn  
and sented them a check with the  
understanding that he should pay  
the money to an party I name and



2  
and at any time. he would take the  
money to them. so that they would not  
have any trouble to collect it. or  
he Mr. Selwyn would attend to  
paying my taxes &c fee and send  
me the balance of the money.  
Mr Selwyn has rented my lands for  
a long time and I do not wish to  
take them from him although  
others would pay much more.  
"and as this was the agreement between  
Mr Selwyn and me. I thought that  
your firm could receive the money  
from Mr Selwyn to pay the taxes with  
fee as easy as if I sent it myself  
to your firm by draft or otherwise.  
"I am not stingy, but too kind  
and should not have mentioned  
any of the above things. if your firm  
had not now sent me in another  
bill for £15.00 because I made  
out a deed to Mr Stewart in Dr. G  
in week 7<sup>th</sup> Dec sent you for £300.

I told Mr Stewart in 1879 what I  
would let him have the Lot for -  
and he has written to me many times  
since then - and always intended to  
have the Lot but was not all the time  
he could get on with to pay for it -  
he did not intend to pay for it before  
the 15<sup>th</sup> of Dec. September. Mr Stewart  
would not buy the Lot of any Agent  
because he wanted it cheap and more  
or save the Commission - therefore he  
would not deal with an agent but  
with a direct. and told me he  
would not take a deal for it if  
it came through your firm.  
I did not know that your firm was  
going to offer the Lot to Mr Stewart  
and when they told me they had done so  
I told them that I had already  
offered it to Mr Stewart. therefore they  
could not expect me to pay any  
Commission when he took the Lot  
unless they could pay him to pay

the Commission over and above what  
I had offered him the Lot for - and  
I was not likely that he would do any  
more thing. I was only out myself  
some - nor had I seen the Lot to Mr  
Stewart. and I consider it an  
intention and an intent. for your  
firm to bid me the was instrumental  
in giving Mr Stewart the Lot and  
now charge five per cent Commission.  
I wanted them to sell the Lot with the  
other two Lots for \$600 if they could  
then I should not want for Mr Stewart  
any more. but if they could not do so  
I intended to let Mr Stewart have that  
Lot when he got ready. he sent me  
\$300 for the Lot. less the express charges  
and the deal, which then left me about  
\$240 for a Lot which cost me \$750.  
I surely don't care about fifteen dollars  
nor fifteen hundred - but it provokes  
me for any party to bid and claim  
what they have no right to. and

C. B. Richards, Nov 27/84

rather than my Indian dollars a fifteen  
cents for the million - I would send  
me the same back to Mr Stewart  
and give him the £. for nothing.  
I have two sent to Mr Selwyn  
for him to pay you = \$ 33 for the  
last sale certificates and for services.  
and also a balance of \$ 6.51 from  
last year making altogether = 15 - 04.  
That is all that your firm has asked for  
except the = 15 on about Mr Stewart's £. at  
"Mr Selwyn will pay my taxes  
this year and attend to things for me  
because I give him the use of the  
£. as a charge.

Y<sup>r</sup> respectfully yours

C. B. Richards

19 Spruce St

P.S. I would sell £ 100 in block to  
Middleton for \$ 300 net, if you can get  
money to cover that amount for Commission you may  
sell them if sold immediately or soon,  
and I will not be responsible for them,

Philadelphia, Nov 29<sup>th</sup> 1884

Messrs Morse, Hoell & Whaley

Gentlemen

Am in receipt

of your favor of 11<sup>th</sup> inst. As you see by  
reading I have now come back to Phil.  
Enclosed please find P.O. Order for  
\$2.10.

Please address me until further  
notice at 4412 Sansom St  
Philad<sup>a</sup>

and oblige very truly Yours

C. A. Chamberlain

Forwending your letter from W. Va  
was the cause of the delay in receiving  
it.

C. A. Chamberlain  
Nov 29/54

DEC

1884

OFFICE OF  
CEDAR RAPIDS IMPROVEMENT COMPANY.

AUTHORIZED CAPITAL, \$250,000.

J. C. YOUNG, President.

C. G. GREENE, Treasurer.

F. A. SIMMONS, Secretary

Cedar Rapids, Iowa, December, 1884.

DEAR SIR: We are about to issue a paper to be known as the *National Real Estate Investor* devoted principally to the interests of real estate and real estate dealers throughout the United States. *The Real Estate Investor* will be a six-column folio, with an attractive engraved heading, printed on tinted paper. It will be devoted to real estate, commercial and industrial interests, and be published weekly after its first issue in January, 1885. It will have a guaranteed circulation of 5,000 at the minimum, reaching not only those who make a business of transferring real estate, but investing capitalists of this and other countries.

We desire to secure an active and reliable agency in your locality, and your name has been suggested as one desirable to place in our list of correspondents. The immense advantages of the publication to you will be readily seen, as your address will be published in *each issue* of the paper for one year for \$5, while it is customary for real estate and commercial directories to issue but one volume, with circulation of from 1,000 to 5,000 copies, for which the charge is from \$3 to \$25. You will have in our Directory the benefit of a much larger circulation, for less money, including subscription to the paper for one year. We expect to reach a field far more extended than that of any legal or real estate directory, and while our circulation starts out at 5,000, we confidently expect to double or treble that number before the close of the first volume. This plan has been adopted by a few small publications heretofore with great benefits to subscribers, but nothing on so large a scale as this has before been projected. If you desire to be represented, please sign enclosed contract and return to us at once, and we will solicit no other name from your city, as we do not wish to obtain more than one from each place.

The Cedar Rapids Improvement Co. refers to the banks of Cedar Rapids and to the commercial agencies.

CEDAR RAPIDS IMPROVEMENT CO.

Cedar Rapids, Iowa.

188

CEDAR RAPIDS IMPROVEMENT CO., Cedar Rapids, Iowa:

Please insert \_\_\_\_\_ name in the Real Estate Directory of THE NATIONAL REAL ESTATE INVESTOR, as sole correspondent for this city, for the period of one year, and send paper for same period, for which \_\_\_\_\_ agree to pay \$5 upon receipt of first paper containing same.

Name.....

Town.....

State.....

Beal & Spaulding, Co.  
Dec 1884.







Collection Agency

Dec. 1884

*Swamp Land Warrants.*  
*For Sale.*

I have for sale some swamp land Warrants that can be used in payment for any swamp lands in the State of California, which I am offering at a discount of fifteen per cent. from par value. If you have occasion to make any payments on swamp land locations, write to me and I will send the Warrants by Express, C. O. D.

*J. A. Hyde,*

*623 Commercial St.,*

*San Francisco,*

*Cal.*

*F. A. Hyde*  
*Swamp Land Warrants*  
*For Sale.*

*F. A. Hyde*  
*Sec. 84*

F. A. HYDE.  
No. 623 COMMERCIAL STREET, San Francisco, Cal.

Having had an experience of six years in the U. S. Land Office, and being a former member of the late firm of MULLAN & HYDE, I have become familiar with the laws, decisions and regulations relating to the title to lands in this State, and I am now prepared to act as Attorney for Land Claimants in contests and proceedings to secure procure patents, and to give advice and assistance to any who are seeking to acquire title to public land.

I make a specialty of locating land for clients with Section or Warrants, or through State lieu land selections, by which titles can be perfected without the residence, improvement and long delays required by the pre-emption and homestead laws.

I invite correspondence from any person who wishes to secure any Government land and will give advice as to the cheapest and best mode of procedure.

A large share of my practice has been in the State Land Office, in locating lands which have inured to the State under the various grants for schools and other purposes. I give special attention to curing defective State titles, to the listing of lands to the State and to the recovery of money illegally paid to the State or the United States.

All letters of inquiry cheerfully answered. Fees moderate.

F. A. HYDE.

J. N. VOSS,  
ATTORNEY AT LAW.

PARSONS, KANSAS.

188

P. M.

San. Diego Cal

Dear Sir Will you  
Please favor me by depositing this letter  
in the box of some reliable Land  
Agents. And very much obliged

As I am company with quite a  
number, intend visiting Southern  
Arizona at Southern Cal. and  
would be pleased to have all  
facts we can obtain in regard to  
your county and know of no  
one to apply to but some Land agt  
who generously keep printed descriptions  
of this county. and we have not  
the name of any agt your city. by  
being so you will confer  
a favor on you very truly

J. N. Voss

J. N. Boss  
City at Law  
Dec 1884

sent New York papers

56 Aliso Blvd, Los Angeles  
Dec. 18<sup>th</sup> 1884

Messrs. Morse, Bell & Seligman  
Gentlemen

As I wrote you  
some three weeks ago  
enclosing by P. O. order  
\$8.50 for tobacco & c and  
receiving no answer yet,  
I would like to know if you  
have received it, please let  
me know and oblige  
Yours respectfully  
James D. Thomas



56 Bliss Road, Los Angeles.  
18<sup>th</sup> Decr 1884

Messrs. Morse, Powell & Sholey  
Gentlemen

I posted a letter to  
you this morning and received  
yours this evening containing  
a receipt for the Taxes, in  
regard to the poll case which  
of course pay it if I have  
to, I was not called upon to  
pay it here so of course  
did not pay it, in your letter  
you did not say whether you  
had received the post office  
order for \$8.50 but I took  
it for granted you did.  
Of course as I said before you  
will please collect from Mr. Love  
his share of the taxes and remit  
to me, With kind regards I remain  
Yours Respectfully Jas. Dickinson

56 Aliso Road, Los Angeles

~~28th~~ ~~April~~ 1894  
1st Dec.

Messrs. Morse, Koell & Whaley  
Gentlemen

I have received  
your note relative to the  
taxes, you speak of poll  
taxes I did not know I  
had to pay that not having  
been here only a few days  
at a time this last three  
years, however I have payed  
it the two previous years  
before this, I left National  
City last March. I do not know  
if I am liable to pay now  
if I am please pay it, as you  
see I have sent the money  
you mentioned, \$8.50, and in  
regard to Mr. Low as you  
know he has to pay taxes on  
the \$100 dollar he lent me

Gas <sup>W. K. Raymond</sup>  
Dec 14/04

That is according to law  
You will please collect it  
from him and remit to  
me, with kind regards I  
remain yours respectfully  
James Fortman

P.S. I have made out the  
Post office order payable to  
Mr. Thomas Whaley, Jr.



Kala, Dec. 1894

Messrs. Morse, Inell and Whaley  
Gentlemen! I send  
you Higgins' letter enclosed.  
I do not know  
the value of the lots; probably  
you know the best.

I have written him  
so you can see him Higgins.  
I think the lots have  
gone up, as Klauber has  
offered \$275.00 and probably  
would give \$300.00 for one.  
A. P. de Maje

Dec 11<sup>th</sup> 1893. Higgins offers \$200 for 5-15th St.  
Klauber offers \$275 for a lot belonging to Martin  
provided he can exchange with Mrs. Cramer  
for the lot adjoining his (Klauber's)

John De Lancy  
Dec 1<sup>st</sup> 54

J. A. Paulsley  
Care of him

Rockland Dec 1<sup>st</sup> 1854

Wm. A. Morse & Wm. A. Whaley  
Dear Sirs

You will find  
enclosed the amount of money  
to pay my taxes with. Since you  
sent up the tax receipts Mr. A.  
Paulsley the tax collector sent up  
the tax receipts also the amount  
sent to you amounted to 12<sup>00</sup>  
and his commission for  
attending to the tax was \$1,00  
making a total of 11<sup>00</sup>

No doubt if there is any mistake  
it will be sighted. I will  
enclose Mr. Frank's letter for  
you to see. I have been kind  
enough to send back receipts  
as soon as convenient.

Very truly  
yours  
John P. Lacey  
711. 19<sup>th</sup>

OFFICE OF  
A. PAULY & CO.  
Real Estate and Insurance Agents.

Fifth Street, near E,

San Diego, Cal. November 25<sup>th</sup> 1884

Mrs Susan DeLaney

Dear Madam  
Your State County & City taxes are now  
due and payable they are \$12<sup>98</sup> as your  
property was not assessed last year you  
have been assessed for 1883 & 1884 this  
year by the Assessor Our Commission  
for attending to the taxes are \$1<sup>00</sup> making  
a total of \$13<sup>98</sup> The State & County taxes  
will be delinquent Dec 29<sup>th</sup> 1884

Very truly

A. Pauly & Co

Larned Dec 2<sup>nd</sup> 1884

Morewell & Whaley

Gent

Please find enclosed draft  
on N. York for Twenty four dollars sixty cents  
the amt required as stated by you to finish  
paying the Tax for this year on the property  
owned by G. F. Sick and myself

Respectfully yours

W. Lundeland



M. S. Dun. de Camp  
Dec 2/64

Dear Mrs. C. [unclear]  
In answer to your  
letter about the square  
I must say there  
was no fence there  
when I lived there  
but I could see two  
inches all over  
I took it with me  
when I left

Sept 1854 Anne Little

*Quero Duetto*  
*duo 2/1845*



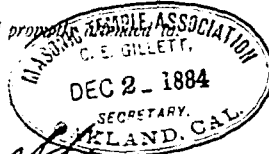
C. E. GILLETT,

SUCCESSOR TO  
HOGLE & GILLETT and HAMILL & CASPER.

DEALER IN

Agricultural Implements & General Merchandise.

Orders respectfully solicited and promptly filled.



*Messrs Messrs Wood & Whaley  
Gentry*

*Enclosed  
please find Postal Note  
No 003469. for two @ \$600.00  
to pay taxes for 1884 on 2  
lots of 15 acres each in  
Public Lot No 1183. and*

*your fee -  
Please pay them the  
tax receipts & oblige*

*Respectfully  
C. E. Gillett*

P. E. Gillett  
Dec 2. 1884

San Geronimo San Bernardino Cal  
Dec 3 1884

Messrs Howell & Hawley  
Dear Sirs

Please  
see what the State's County  
Taxes are of Rudecinda P de Aguirre  
and all of the City taxes of  
Lots Or Block 43<sup>751</sup> New San Diego  
Lot 3 " 138 La Playa  
Part of Lot 3 Block 436 Old Town  
These lots must be assessed  
to unknown owners as I did  
not give the City list. Please  
let me know the whole amt of  
Taxes and I will send you the money  
" "

Yours Respectfully

Miguel Aguirre

4/151

F-751 ass: for 84 to Rudecinda P. de Aguirre.  
Howley holds the deed for taxes 1871 under deus sale.

3-138 ass: for 84 to Rudecinda P. de Aguirre.  
3-436 S.S.D. ass: for 84 pt to R. P. de Aguirre 2 pt to Mrs Hannah Stammers.

M. S. D. F-161 DAL 150

La Playa 3 128

Old Town 3 436

Platt, 10000<sup>th</sup> Ave, Personal 1170

1069 20.05

21 33 60 394

3000 334 26.95

2.00

Cash bal bal 175

out

1.00  
29.40

Total 175.00 1.41

Miguel A. Aguilar  
Nov 3 1882

for Tasker  
Dec 14/84.

Phenix Dec 14<sup>th</sup>/84

Dear Kell & Whaley

Can I go and  
your just received and continue  
to talk in regard to the Florida  
Deeds. The hope to go. I would  
not talk for <sup>one</sup> thousand  
dollars if they was not  
in place as they was. I do  
not consider that that  
paid money thing in com-  
parison to what they are  
worth but as they have  
them I will abide by what  
ever you do, all the I had  
rather have the things put  
back, but if you can get  
one hundred dollars all



all else, I think these  
men out to of know  
better, and I do believe  
they did know better.  
and if the thing is not  
settled before I see this  
I will try and see if the  
law will not teach them  
a lesson, better than to  
be a mans Deputy, from  
an man Owner, for a  
trifle, and tar, it down  
and haul it off, which is  
next to nothing, but  
as I have sed under the  
circumstances, I do not  
wish to be a party  
and what ever you do I  
shall abide by your  
settlement.

yours Truly  
Joseph Jackson

Ventucket Dec 5<sup>th</sup> 1884

Dear Sir

I will sell Lot A Block  
127 Hutton Addition. My price is \$600  
If you have a customer you  
can direct to

A. C. Johnson

Ventucket Mass

R. C. Audubon.  
Dec 5/84.

Nabe Dec. 5<sup>th</sup> 1884  
Messrs. Nacl & Whaley.

Gentlemen!

Enclosed I send you P.O. order 15 <sup>05</sup> for  
Taxes on my Lot. For which please send receipt.

In regard to letting my Lot for building on the  
same. I think it would be well if some one  
would do so - there was a Butcher shop further  
up on the same street who also paid ground  
rent - may be you can find some one  
by advertising - or by putting it on your  
bulletin board - as I am not going to build  
for 3 years, I will leave it to your judgement  
to fix the amt. of rent, but would not like  
to take less than 5 or 6 dollars, per Month.

Hoping that you are doing well  
I remain respectfully,  
W. H. Schmied.

M. A. B. Schmidt  
Dec 5. 1884

COUNCILMEN :

First Ward—C. W. Schroeder, W. T. Lambie, E. M. Hamilton.  
 Second Ward—H. Hammel, P. Bal-lada, F. H. Day.  
 Third Ward—C. Gassen, L. W. French, C. R. Johnson.  
 Fourth Ward—J. W. Wolfkill, D. E. Miles, F. Sablich.  
 Fifth Ward—W. S. Moore, D. M. McGarry, J. B. Niles.

OFFICE OF

CLERK OF THE COUNCIL.

W. W. ROBINSON, Clerk.

C. E. THOM, MAYOR.

W. S. MOORE, PRESIDENT OF COUNCIL.  
 W. D. Stephenson, City Attorney.  
 W. W. Robinson, City Auditor.  
 H. S. Parcells, City Tax Collector.  
 T. J. Cuddy, Chief of Police.  
 G. C. Knox, City Surveyor.  
 T. C. Gale, Health Officer.  
 E. H. Boyd, Sup't of Streets.  
 C. M. Jenkins, Zanjero.

Los Angeles, Cal.,

Dec 5 1884

Messrs Morse Noell & Whaley  
 Sir:

I had not answered your letter of the 12 ult. as I was absent.

I will remit to you the amount required to pay my County tax before the 29 inst.

If you know of any party who wishes to buy any of my lots let me know which ones and the amount offered.

Mrs Wolfkill will also remit to you for her taxes.

Respectfully

Dolores A. de Pico

epc

Thomas E. Davis,

PROSECUTING ATTORNEY & COUNSELOR AT LAW

Harrisonville, W. Va. Dec 6<sup>th</sup> 1884

Morse, Noice & Whalley

San Diego, Cal.

Guys I am Pleased with  
prop 4 2 2 have my property in  
you city & you are for paying  
I am, please send bill -

How is property, Mrs. any sale  
would selling - How far away  
good in hand - How far you will  
send for - give me any in-  
formation you may have of what -  
Concerning you city & please - I  
shall be in better of making  
the city my permanent home -  
Sincerely  
T. E. Davis

Mr. E. Davis  
Dec 17/84

RECEIVED

NOV 18 1884



1038



POSTING OFFICE  
Room 46  
TRIBUNE BUILDING  
NEW YORK.

SAN FRANCISCO  
4 Front St.  
OREGON.

San Francisco, Dec. 8, 1884.

If you owe anything for Printing Material on  
Plates this Certificate will be received in cash  
on account thereof.

THIS CERTIFIES THAT Francis H. Whaley publisher  
San Luis Rey Star is entitled to receive the sum of  
Two and 25/100 Dollars.  
Payable in Plates, Type, or Printing Material from our Warehouse at  
list rates on surrender and proper endorsement of this Certificate.

Pacific States Advertising Bureau.

\$ 2.25

Palmer Rey

Proprietor

NOT TRANSFERABLE.

600 Minna St  
San Francisco Aug 8<sup>th</sup>

C. P. Noel  
Dear Sir:

Please send  
me the Pasce Tables  
for this year I have  
been waiting to hear from  
you.

Please send up the  
receipt & I will send P. S.  
Office Order to your  
agent at 600 Minna.

Yours truly  
Jas Price  
Brooklyn N.Y.

Jas Shea  
Dec 27 '54,

Dec 8/84

Messrs Morse, Hall & Wheeler  
San Diego Cal.  
Gentlemen:

I enclose herewith  
dft for \$5.98 for pay of  
taxes as advised by you  
on Pueblo lot 1194 - City,  
State & Co. - Please for-  
ward usual tax re-  
ceipts. What could be  
realized on the lot if  
sold now?

Very truly  
Yours  
J. C. Lee

J. G. Co. Seal  
Dec 8/84.

*[The following text is extremely faint and illegible due to the quality of the scan. It appears to be a handwritten letter or document.]*

Santa Monica Cal Dec 8<sup>th</sup> 1884

Mess Morse, Wells & Quincy  
San Diego Cal  
California

Will you please send  
me description and prices of furnished  
board places of front to houses near  
town? Have you any small furnished  
houses in town for rent? If you have  
at what price per month?

How many inhabitants in San Diego, and  
is it a good point for business?

I think some of coins down here and  
if things look favorable will probably  
locate there

Respectfully  
C. H. Treat

C. A. Treat  
Dec 8. 1884

WM. J. NEWMAN.

JOHN LEVINSON.

Newman & Levinson.

Nos. 129 and 131 Kearny Street.

P. O. Box 1605.



San Francisco, July 9<sup>th</sup> 1884.

My dear Mr. Adams, I have the honor to receive  
yours of the 7<sup>th</sup> inst.

Your order of the 11<sup>th</sup> inst. has been  
correctly noted, and we will be glad to pay  
to you the amount of the same, to wit \$100.00  
as soon as we receive your receipt and  
receipt of the same.

Very respectfully,  
Wm. J. Newman.

Your order is now forwarded to the  
proper authorities for their consideration.  
I am, Sir, very respectfully,  
Yours,  
Wm. J. Newman.

Judge C. Adams  
Sherman Block, Market Street  
San Francisco.



W. J. Newman  
Dec 9. 1884

4.24 ✓  
5.90 ✓  
50 ✓  
08 ✓  
04 ✓  
3.87 ✓  
99 ✓  
16 ✓  
15.88 ✓  
17 ✓  
2.00 ✓  
2.02 ✓  
01 ✓  
14.40 ✓  
6.40 ✓  
15 ✓  
250 ✓

61  
67  
67  
57

1115

3.92  
1.92  
1.92

76  
44  
6  
64.64  
4.92  
59.72  
1.50  
57.92  
1.72  
57.72

THE  
"Garland" Sewer Gas Trap.



This Trap has a hollow metal ball automatic valve, slightly heavier than water, and two and a half inches of water trap. Soil is not broken by evaporation or asphyxiation; used in all the best buildings, including the Phelan block. Recommended by Board of Health, Architects and trades generally.

THE  
"Garland" Nat. Sewer-Gas Trap M'g. Co.

1901 BROADWAY, OAKLAND, CAL.

Calif., Dec 16, 1884

Morse Naell & Co.

Gentlemen

I wish you to attend to paying my  
Taxes - State County & City -

I herein enclose tax receipt  
for 1881 & 2 - to show you that  
I paid a special National district  
tax of  $\$38\frac{28}{100}$  dollars - And now  
for this year on the same land  
I am taxed (\$11.00) Eleven dollars,  
as a special school tax for San  
Diego District. Now I wish  
to call your particular attention  
to this tax - as I cannot see  
how why I should pay Special  
school taxes first in one district  
then in an other - Please

attend to this matter at your  
earliest convenience - Hoping to  
hear from you soon -

With best wishes I am  
Very truly yours

C. W. Garland

P.S. - I have written to Mr. & Mrs. <sup>300</sup> Bushyhead some time since but <sup>100</sup> have received no answer. <sup>100</sup> So it would be well for you to see him first - as in the mean time he may write me - Please return the receipt of 1881 & 2 after you get through with it. <sup>100</sup> What about the outlook for San Diego - Is there any sale for lots in my addition?

It is dull enough just now up here to suit the laziest man in town and almost cold enough for ice skating - C. W. G.

Chicago Dec 10<sup>th</sup> 1887.

E. W. Morse & Co

Dear Sirs,

Please find enclosed  
draft on my firm for eleven & 81/100 dollars for  
Taxes your fee &c. I am very glad that  
you are encouraged in the future prospects  
of San Diego I would like very much  
to come & visit you this winter but will  
have to defer it until another year  
Please keep me posted when to sell &c  
With kind regards to your selves &  
families I am very truly yours

J. H. Kern.

Dr. T. J. Horn  
Dec 10. 84

40 Monroe Place  
Brooklyn Ja 12/44

Mrs. M. Morse, house, 14th Ave

San Diego

Dear Mrs.

I enclose another copy  
I send P.O. order dated at  
Brooklyn, to-day, #53,273 for  
\$28<sup>24</sup> dollars, payable to you  
for amt of taxes on Lots 6 & 7;  
in Bkts 90 & 100 Horton Addition  
with which you were when collected  
please do the usual

Obliged

Yours truly  
Geo. S. Archer

Geo: A. Archer.  
Dec 12/84

With 4<sup>2</sup> stamps

London 18th Dec 1854

Dec 18 1854

"The San Juan County"

Dear Sir

I have the pleasure of receiving your  
 letter of the 10th inst. in relation to the  
 purchase of a tract of land in San Juan  
 County, New Mexico, and in reply to inform  
 you that the same is now in the hands of  
 the United States Government, and is  
 situated in the town of Santa Fe, in the  
 northern part of the county, and is  
 bounded on the north by the city of Santa  
 Fe, on the east by the city of Santa Fe,  
 on the south by the city of Santa Fe,  
 and on the west by the city of Santa Fe.  
 The tract is now in the hands of the  
 United States Government, and is  
 situated in the town of Santa Fe, in the  
 northern part of the county, and is  
 bounded on the north by the city of Santa  
 Fe, on the east by the city of Santa Fe,  
 on the south by the city of Santa Fe,  
 and on the west by the city of Santa Fe.

Yours truly

A. C. ...



J. T. Archer  
Dec. 1874

and

C. T. HOPKINS, President  
L. L. BROMWELL, Secretary

JOHN BIRMINGHAM, Vice-President  
W. H. C. FOWLER, Marine Secretary

OFFICE OF

INSURANCE **CALIFORNIA** COMPANY

318 California St.

San Francisco.

December 17. 1884.

Mess. Messrs Hoel & Whaley,  
San Diego, Cal.  
Gentlemen,

At hand your valued & esteemed favor dated 9<sup>th</sup> current, requesting an endorsement for Policy to 60.07. Herewith please find the necessary document which when attached to policy will fulfill the requirements. The remaining portions of your letter will have the personal attention of Mr. Bromwell in a few days. Thanking you for your attention to these matters we remain with regards.

Yours very truly,

L. L. Bromwell, Secretary  
W. H. Clarke

San Francisco

Cal

Dec 13<sup>th</sup>  
1894

Messrs

Messrs Noell & Whaley

San Diego

Cal

Please find enclosed P.O Order  
for (\$425) Amount & Taxes

Please send Jof Receipts

and Oblige

Yours

J. B. Weick

7/11

J. B. Weeks  
Dec 10/84

L. W. Shaffer  
PRESIDENT

PAID UP  
CAPITAL 500,000 DOLLARS.

John W. West  
CASHIER

**Stockton Savings and Loan Society**  
INCORPORATED AUGT 1867

Stockton, Cal. Dec 12 1884

Morse Noel Wheeler,  
San Diego  
Dear Sir

I enclose you on the basis  
of California for \$482<sup>50</sup> to your  
order for payment of the  
State & County Taxes assessed  
to the Escudido Co. & also  
to cover your fee of \$5.00 for  
your statement of Nov 12<sup>th</sup>

Have the kindness to settle the  
Taxes and return receipt

Very

Yours truly,  
J. W. West

Secy,  
Escudido Co

Fred. M. West  
Secy  
Escondido Co.  
Dec 15. 1884



do you think it would be  
a good time to sell. I would  
like for you to write and  
tell me how the City and  
County is building up.

Respectfully,

Mrs. M. A. Brown.

By

Gertrude Brown.



Mr. A. B. [unclear]

Dec 16, 1924

Ed. M. Skinner & Co.

Dealers in General Merchandise and Produce

Commission Brokers and General Agents.

Offer Special Care as Wool Factors.

Scottsville, Humboldt Co., Cal. Dec 16<sup>th</sup> 1884

Messrs. Morse, Noel<sup>and</sup> Whaley  
San Diego  
Cal.

Gentlemen

Yours of Nov 30<sup>th</sup>  
is just at hand.

Herewith please find  
3d. Draft on my Agents for \$30<sup>54</sup>

in full for your Statement.

Please send the Tax Receipts to me.

And Oblige

Yours Very Truly

Ed. M. Skinner

P. O. Blue Lake

Humboldt Co.

Cal.

Ed. M. Steiner  
Dec 16, 1884

Saw Borgonio Dec 16/1887

Messrs Morse, Hall & Whaley  
Dear Sirs

Enclosed you will find  
\$29.40<sup>100</sup> The amt you say  
will pay for my wife's  
tufts. about the lot you  
refer to I will try and  
find the receipt. You  
can give my list next  
year, and I will let  
you know in time  
about personal prop-  
erty Respect Yours

Wizell A.azine

Miguel A. Aquino.

Dec 16/84

St Mary's City,  
Dec 17<sup>th</sup> 1884.

Dear Sirs:

Enclosed please  
find five dollars &  
four cts (~~3-04~~<sup>\$5-04</sup>) the amt  
as per statement of my  
taxes, with your. I'd  
be pleased if you wd  
send me a l. d. paper  
occasionally. If Mr  
Cleveland is in l. d. till  
please give him my  
very kind regards. With  
best wishes for a pro-  
perous & happy New Year  
I am very truly yr J. B. Gray

J. B. Gray.  
Dec 14/84.

Postpaid

September 17, 1854

Messrs Moran, Howell & Whaley

San Francisco, Cal.

Gentlemen

I enclose herewith a Post office order for  
\$4.00 amount of taxes due on property held  
by me in San Francisco, Cal. Please send  
tax receipt to me at this place

Very truly yours

W. L. Kearn



Dr. M. A. Stearns  
Dec 17. 94

Rockford Dec 17<sup>th</sup> 1854

Chas Haight Whittier

Gent

I received your statement of Mr  
James for 1854 enclosed find draft on  
New York for \$27<sup>00</sup> please send Tax  
receipt what is the prospect now of selling  
my lots I wish you would try and get me  
a customer that would buy all the lots on  
speculation at some price and then write  
me I wish you would send me one of  
your city papers now and then so that  
I can see that you are still in the land  
of flowers what is the prospect of the  
Pike Road coming to San Diego

yours Respectfully  
George W. Merrill

Geo. Troxell  
Dec 17. 1884

J. K. Roberts  
Dec 14/84

reference to letter sent him June 27/83 see E. B. 326.  
answering Dec 24/84

San Jose Dec 17<sup>th</sup> 1884

Walter Chase Noel & Whaley,

Yours of  
Nov 12<sup>th</sup> duly received, but owing  
to illness I have <sup>been</sup> dilatory in answering  
the same. The property for which  
you gave me statement of  
deeds. I supposed myself to  
be owner of and which I  
purchased from John Kobelan  
and wife in 1872 for the sum  
of Three Hundred dollars Gold  
Coin and which, since the  
above date I have been paying  
taxes on, but through the  
information, I have just rec<sup>d</sup>  
from Mr Overbaugh of So  
Diego. I find there has an  
other party taken possession  
of the same, and has paid

the lots, and claims the same. Now I should like you to look into the matter for me, and see this party and ask him what he will be willing to give me for my debt, I should rather settle for a reasonable sum, than have a law suit and under the circumstances, I don't feel like paying any more taxes on the property if I am not the owner in full of the property, please find out particulars for me as soon as possible and see if you are able to make any compromise with this party whoever it is that claims the lots and advise me whether it will be better to pay the taxes or not, I have any

deeds and two receipts for the property since 1872 the lots are No 750 block 780 in Overbaugh's Addition to Landings  
Thanking you for your kind attention heretofore I remain  
Most Respectfully Yours  
Edw. Roberts  
per J. K. Roberts  
Address 378 1/2 John St.  
San Jose  
Cal.

**Consolidated National Bank,**

SAN DIEGO. *Dec 19 1884*

*Mr Francis H. Whaley*

*I have interest on your Note for \$ 200*

*viz: \$ 7.50*

*Is payable*

*today*

*at this Bank.*

**BRYANT HOWARD, Cashier.**

W.V. 18/183

~~7/11/87~~

Dep R/84

200

5

205

24

1

— 8/11/87  
100 21

Fine Watch Repairing a Specialty.

Wood's Corner.

BERNHARD POL,

DEALER IN

WATCHES, CLOCKS, JEWELRY, SILVERWARE,  
SPECTACLES, &c., &c.

Bangor, Me., Dec. 20<sup>th</sup>, 1884

Messrs. Morse, Noell & Whaley

Gentlemen

November 22<sup>nd</sup> I sent you  
an I. O. order for \$ 2.21 for taxes  
&c. Please send me the collector's  
receipt if you have received  
the above.

Yours Truly  
Bernhard Pol



Bernhard Poc.  
Dec 20/84

Oakland Dec 22, - 84

Morse Noell & Phaley  
Gentlemen

Yours  
favor just at hand -

Enclosed find check on  
First National Bank - S. F.  
for (\$4,81) Seventy four <sup>00</sup> dollars  
full amount of my Taxes  
in San Diego Co.

Hope to have the pleasure  
of seeing San Diego before  
my Taxes become due  
again - With best  
wishes & regards  
Truly Yours

Chas. W. Garland

Dr. C. W. Garland

Dec 22. 1884

S. E. ABELS,  
Attorney & Counselor at Law.

OFFICE, 39 MONTGOMERY BLOCK,

English, French and German Spoken.

S. E. ABELS.  
ATTORNEY AND COUNSELOR-AT-LAW.

Rooms 137 & 139 O'FELAN BLOCK.

401 Market Street.

SAN FRANCISCO.

English, French and German spoken.

42 1884

Dear Sir!

I am in receipt of your favor of the 15<sup>th</sup> inst, and will say in reply, that I do not own the tract of 15 acres in P. L. 146. that you paid taxes on, nor did I ever own it at any time since 1870.

Some years ago I was requested by the owner and Mr. Vischer to look into the status of the tract, so that any taxes remaining unpaid might be liquidated and the title made clear; this was done by you and probably left the impression on your mind, that the land was yours.

I shall find Mr. Vischer or his Agent within a few days and hand them your statement & letter, and I am satisfied he will permit you to meet the amount due.

Hereafter please do not pay out

S. E. ABELS,  
Attorney & Counselor at Law.

OFFICE, 39 MONTGOMERY BLOCK.

English, French and German Spoken.

San Francisco, Cal.,

December 22 1884

Gents!

I am in receipt of your favor of the 15<sup>th</sup> inst, and will say in reply, that I do not own the tract of 15 acres in P. L. 146. that you paid taxes on, nor did I ever own it at any time since 1870.

Some years ago I was requested by the owner and Mr. Vischer to look into the status of the tract, so that any taxes remaining unpaid might be liquidated and the title made clear; this was done by you and probably left the impression on your minds, that the land was mine.

I shall find Mr. Vischer or his Agent within a few days and hand him your statement & letter, and I am satisfied he will permit you at once the amount due.

Hereafter please do not say out

anything until the necessary funds  
are sent to you beforehand, and  
in any event please remember that  
I do no longer own any board  
whatever in San Diego, so far as I  
am aware of.

Yours very truly  
S. E. Abels

Prof. Marco N. de V. de V.  
San Diego

S. E. Abels  
Dec 22/84

Sydney -

Dec 22-1884

Messrs Howell & Whaley

San Diego Cal

Gentlemen -

Your statement

of Taxes for 1884 duly rec'd.

Enclosed find an ex. to my

order for \$134<sup>8</sup> and your claims

necessary to pay

Last summer I had a long

illness and since getting

about have had many

things to occupy my time

Will look after matters

the first of the New

Year. Has this been or.

their a prospect of my  
property being wanted  
by any one -

How are matters in your  
place - does the RR give  
any increase in population  
& business -

With best wishes and  
the "compliments of the season"  
I am

Yours truly  
J. H. Huddell



John H. Ruedd.  
Proprietor of the  
State of New York

For any man  
There are no matters in your  
power - how the R. R. give  
any business in legislation  
I remain  
With best wishes and  
the "Confidant of the State"  
I am

John H. Ruedd.  
Proprietor of the  
State of New York

See letter to W. B. Courts, Dec 18/84,  
Letter Book K, p. 55,

Pasadena Cal.

Dec. 23/84

Messrs. Morse, Hoell & Whaley  
San Diego.

Dear Sirs:

Yours of the 18th. inst. just  
came to hand. We have a fine  
little town and populated by  
very fine people, but our P.M.  
tho' a large one, and doing  
big business is a disgrace to  
any community. Every body here seems  
to have an unkind word for  
the P.M. and his assistants.

In regard to my ranch, I did  
wish at one time to sell 40 acres  
with my improvements for \$30000  
but now I hold the same at \$30000  
because I could not use the money  
to the same advantage that  
could then. Geo. H. Mitchener of  
Encinitas wanted to buy it before

I left \$20000 but I do not  
care about selling to that class  
of people for less than \$40000.  
If a nice Eastern family comes  
and wants it for \$30000 they can  
have it - that is the N. W. 1/4 of the  
N. W. 1/4 sec. 21 the plot where my  
house stands. But above all things  
I wish to be plainly understood that  
none but really nice people can  
have it. I may some day have  
to go back there to live and I  
have enough "Devils" around already.  
The property has to be seen in order  
to be appreciated.

Wishing you all a Merry Christmas  
and a happy New Year

I remain very

truly yours,

Wm. B. Coombs

P.S.

I mean by "fine people" persons of good

education and refined society.  
In other words those who help to  
make up a country.

B.

Wm. H. Lewis.  
Dec 23/87

Bridgewater

23 Dec 1884

Messrs Morse Todd & Whaly

Sent

- Enclosed I send you  
PO Order for Three <sup>16</sup>/<sub>100</sub>  
dollars to pay taxes and  
your Commission on  
Lot I Block 104 Boston  
addition to San Diego

Yours

W. J. Dean

Mr. S. Dean  
Dec 23/84.









No. 1796  
Page 97

# State and County Tax Receipt.

STATE AND COUNTY RATE, \$0.01684.

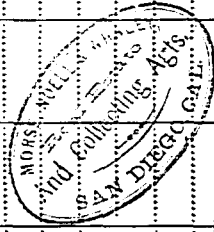
County of San Diego, Dec 26 1884



\$ 21.27 in full for

State and County Tax, and \$ Special School Tax for District, for the year 1884-85, on the following described property:

DESCRIPTION.	SECTION	TOWNSHIP	RANGE	LOT	BLOCK	ACRES	VALU E.							
							Real Estate.	Improvements.	Personal.	Indebtedness for Mortgages.	Unimproved Land.			
Old San Diego except 25.1 ac. by Genl. H. Coe				1	509									
do except 25.1 ac. from E. C. Coe				1	"	3.50								
Charles Stand				232		2.0		1.00						
"				253		79.50		2.21						
" " Ship Exports paid by S. B. Co. & Co. & Co.				1.1	9					75				11.00
do same used as Printing Office San Diego														



Total Tax Paid, \$ 21.27

Total Value after deductions, \$ 21.27

Geo. B. Mearns

E. W. Buckley-head

DEPUTY.

TAX COLLECTOR.



Dec 24

1884

Tax receipts

San Antonio, Tex. December 18/54  
Dear Sir, San Antonio - 50

Casimiro A. S. 20/18

Dec. 27/54

Messrs Messrs Ross & Whaley  
- Houston -

Yours favor received and  
correctly noted.

As regards to the 1100 acres  
place your figures are altogether  
too high for me to think of  
accepting. But since you  
have insisted on it I will  
you ~~in~~ <sup>in</sup> ~~order~~ <sup>order</sup> I will do so  
under these considerations.  
There is a cooperative middle  
between him & the parties  
he is in litigation with so  
that he will have 75 acres, as  
I understand there could be a  
c. 75 promise of that kind made.

G. W. Michener.

Dec 24/87

And I would give  
ten thousand (\$10,000) value  
for the place. Coates has <sup>to</sup> raised  
an about his improvements  
being worth one thousand  
dollars. As far as the improvements  
you would just as well  
have the place without  
them as with them.

Yours

G. W. Michener

Fort Sumner, San Miguel Co.  
New Mexico. Dec. 24<sup>th</sup> 1884.

Morse, Kell & Whaley, San Diego. Cal.  
Gentlemen:

You will please  
excuse me for not writing to you  
before. Your letter of Jan. 10<sup>th</sup> 1884, containing  
my Tax receipts has been received long  
ago. I wish you to keep the balance of  
the money I send you to pay my Taxes  
and your commissions for doing so,  
whenever the amount is exhausted you  
will please notify me. Please send  
me the Tax receipts for the present year  
as soon as convenient; and see to it  
that no one builds or other wise  
meddles with my lots. How is times  
and prospects in San Diego, how close is  
the Railroad build to there?

Yours Truly  
Joseph De Olivera

Das ist Österreich  
am 2.4.1921

H. D. A. Russell

W.T. Dec. 24' 1884

S. W. Moore Esq, San Diego, Cal.  
Dear Sir:

Enclosed find check to  
your order, <sup>for \$6.25</sup> being amount due  
for taxes on lot of mine in  
San Diego, Cal. Please send required  
receipt. What would said  
lot bring today?

Yours truly  
C. M. Rockefeller  
St. G. N.Y. U.S.A.



C. M. Rockefeller.  
Dec 24/84

San Diego N. M. Dec 25<sup>th</sup> 1884  
Mr. Hall San Diego Colo  
Sifer

I thought I would

bring you a few lines to hear how you are & how Business is  
in San Diego. The weather is cold here & has been a good deal of snow  
for this country, has the Rail Road been built up yet what is their  
Name in the shape of Ranch Property for sale what can the Frank Storm  
Place be bought for how much land is there & what shape is it  
in how much can be cultivated what does the improvements  
consist of does he control the water what can the man next to  
him be bought for & the control of the water if I could get  
into anything to make a living out of I think I would come to your  
town to find the man that bought the Pacific Line  
stable making any money & that any money in liney business  
I wish you would write me & give me all the information  
you can get regard to these things but dont want what I have  
written in this letter made public for I write this to you  
as a friendly letter knowing that you will give me your ideas  
as things look to you my things are thin yet I dont want to know  
them any until I know of I am coming back that is all I dont wish  
to intrude on your time but should be pleased to hear from you & get the  
news in regard to business & future prospects in your locality Remember  
me to Mr. Whaley yours respectfully W. H. Bingle

Mr. H. H. Stewart  
Dec 20/84

Form No. 1.

# THE WESTERN UNION TELEGRAPH COMPANY.

This Company TRANSMITS and DELIVERS messages only on conditions limiting its liability, which have been assented to by the sender of the following message. Errors can be guarded against only by repeating a message back to the sending station for comparison, and the company will not hold itself liable for errors or delays in transmission or delivery of Unrepeated Messages, beyond the amount of tolls paid thereon, nor in any case where the claim is not presented in writing within sixty days after sending the message.

This is an UNREPEATED MESSAGE, and is delivered by request of the sender, under the conditions named above.

TBOS. T. ECKERT, General Manager.

NORVIN GREEN, President.

NUMBER	SENT BY	RECEIVED BY	CHECK
795	T. J.	Propaid	

Received at: San Diego, Cal. Dec 29 1882

Dated: Los Angeles Cal. a 25

To: Mrs. Noble & Whaley

Draft by mail for taxes  
Mr. Mrs. Wallfardill and self  
M. G. Aguirre

Los Angeles Dec 26/84  
Messrs Moore Noel & Whaley  
San Diego

Enclosed  
please find \$750 to cover  
Amt. of statement sent by  
you, to my half-sister, M. Aguirre  
and my self.

which I trust will be  
Correct

Truly Yours  
J. Wolfstiel

f: C. W. Wofford  
Dec 26/84

Los Angeles Dec. 26<sup>d</sup> 1884

Messrs Moore & Thalley  
San Diego

Dear Sirs:

In closed

please find left no 54268 one consolidated  
note. Transf of San Diego payable to your  
order for \$39.<sup>00</sup> to pay taxes of Mrs.  
Leonor de Pe's formerly acquired as per  
memorandum furnished by you

With regards &c.

I remain Truly

Yours to Edm. Sells

24.80  
9.52  
34.32  
4.47  
38.79

39.70  
34.32  
5.38  
2.00  
3.38  
1.10  
4.48

J. G. Cochranillo.  
Dec 28/84



OFFICE OF  
The Pacific Rolling Mill Company,

No. 202 MARKET STREET.

P. O. Box 2022.

San Francisco 26<sup>th</sup> Dec 1884

Messrs. Moore, Kroll & Whaley  
San Diego Cal.  
Gentlemen -

Enclosed please find  
Money order for Eight + 7/100 Dollars. being in  
payment of Taxes as per your statement of 7/100 12<sup>th</sup>.

Yours truly  
Chas. M. Keeneey

C. M. Keeney.  
Dec 20/87.

Post-Master:-  
San Diego Cal.

Dear Sir:- Will you be  
Kind enough to send  
me information about  
your little bit, or if  
you have not time please  
hand this letter to your  
most-conservative &  
honest Real Estate Agent-  
What is the present pop-  
ulation of San Diego - ?  
What is the nativity of  
the inhab'tants?  
What are the most  
objectionable features

of your City & County in  
any & every respect -  
My object in this question  
is to find out - What would  
be disagreeable in Society  
Church, school, what would  
be a drawback in regard  
to soil - climate - Want of  
Water in the dry season,  
as all reports speak of the  
advantages & not the dis-  
advantages. If you have  
any of the "Board of Trade  
reports" send me one.

At what price per acre  
are town lots held & how  
far from the center of the  
city - distance from school  
Church &c. - How far back  
from the city can small  
farms be had & at what  
price -

I have been acting as  
one of "Uncle Sam's"  
"Postal Clerk" for the  
last 13 years - But  
think that Los Angeles  
or your place would be  
a good place to come for  
a home & place to settle  
down in - Property  
being so very high in  
Los Angeles. Thought that  
with you it might be just  
as good & far cheaper -  
Here we have about  
six inches of snow on  
the ground & the thermom-  
eter at zero. So you know  
how comfortable we are  
when away from our fires  
Would like information  
as to how things are now  
Prices &c

What-are your R.R.  
prospects &c, Probable  
increase of Population &c  
any thing that you  
would deem information  
please send - I enclose  
a half dozen Stamps for  
postage - Please let  
me hear from you soon

Very Respectfully

John H. Lovick

Aurora

Kane Co

P.O. Box 143.

Ills

1884

John H. Lovick

Burlington Coffey Co  
Kansas 8937  
1884

Rep. Messrs. Noel & Whaley  
Gents

I have been in  
San Diego once and liked  
your climate well.  
I think of moving my  
family to your County  
is it a good place for  
one of weak lungs. The  
climate here is too changeable.  
Please send me some real  
estate lists of land improv-  
ed or unimproved. The prices  
I would like to know  
what the productions of your  
country and prices.

Hoping to hear from  
you soon I remain  
yours Respectfully

James L. Lee  
Burlington  
Coffey Co  
Kansas

James Legg  
Dec 27/84

and

Rocky Dec 27/84

Prof. George Powell & Family

Dear Sirs

I am finally  
back from a long trip  
to Utah & Colorado.

I am sorry I  
lost the last lot on  
5<sup>th</sup> St. Of course it  
was my fault as  
I read the letters  
wrong.

I wish you would  
try one more for  
the remaining lot in  
Block 9. I can  
have our Island, C&C



of H L Bancroft Co, 90  
+ see the person if  
you think best, but will  
do as you say. I  
have forgotten the  
name + address,  
in Oakland I  
believe it was.

Very Respectfully

H L Bancroft

#St. 13 manuscript  
Dec 27/44

New Orleans Dec 29/84

To the Proprietor  
San Diego Sun  
Dear Sirs

Your address was given me by  
Mr Maddox Land agt. S. P. R. R.

Enclosed please find 20 cts postage and  
I would be obliged if you would  
send me a few copies of the recent  
issues of your paper. If you  
have a pamphlet in San Diego Co  
I would be pleased to receive it.  
My object is to obtain information about  
the work the view of settling there,  
together with half dozen others  
with families.

Yours Truly  
H. C. Greedy  
19 Camp St. N.Y.

Jan 29/85. Sent Pamphlets re.

J. E. Quoddy  
Dec 29 / 1875

Received of my 5700 \$ 2.50  
James D. Com. 2.13  
Balance to her credit: 474

Santa Cruz

Communicated by Dec. 29, 1884

changing City name, when there is none

Mr. Morse - on National City

property -  
Dear Sir

I am quite ashamed of this delay, but in the hurry & confusion of a winter & mas trade, I quite forgot to get the M.C. & send you for taxes, which I now enclose.

I am glad to hear good accounts of San Diego, which I hope will ripen into a permanent prosperity. Give my kind regards to Mrs. Morse. Tell her that Ella & her husband are spending the holiday week with me, which I of course enjoy exceedingly - wishing you both a happy New Year. I am  
Very truly, E. A. Pettibone

E. A. De Wolfe.  
Dec 29/87

Larned Dec 30<sup>th</sup> 1884

Morse Hoell & Whaley  
San Diego Cal

Gent

I noticed yesterday in the sales of property in San Diego reported in the Union the sale of Lot N. Block 114 Montross added by Jessie Brooks to Harriett N. Brooks - I expect that is a mistake and must mean the S. 1/2 of said Lot as the N. 1/2 is mine bought by me on the 5<sup>th</sup> April 1871 - and then from Samuel Buckley and the S. 1/2 was bought at the same time by Henry Brooks of Chicago the father of Jessie Brooks - Henry Brooks afterwards failed and deeded all of his property to his daughter as I was informed several years ago Henry Brooks was then the partner of a friend of mine in Chicago who recommended to me as a fair and honorable man but as he tried to beat me out of the lots he bought together

of A. E. Harton in Block 146 - I thought he might  
have put up a job with Buckley who has a  
chance to me to beat me out of the N 1/2 of Lot  
K. in Block 114 - My deed from Buckley was paid  
for record on 10<sup>th</sup> April 1871 - Enclosed I send  
you the notice of sale that I clipped out of the  
Union - will you please go to the records and see  
if the record shows sale of all of the lot or only  
S. 1/2 and if of all of the lot see how they got  
title if they have any - at the same time I bought  
Lots C. & F. Block 138. of Dea Choat owned by  
A. E. Harton I expect Choat would know <sup>if</sup> ~~what~~  
Samuel Buckley is if there is any thing <sup>being</sup>  
please inform me by return mail about the  
matter -

What time do you expect the rail Road  
will be repaired to San Diego

Respectfully yours  
N. S. Lundland

Dea Choat owned by  
A. E. Harton



J. G. W.

Dear Lewis Rey  
Dec. 30, 1854.

Dear Father:

I have sent in cash  
for milk - find it at Express  
Office - get milk from Union  
and pay for same. Send by  
Stage if you can, if not by  
Express to Occasions and  
pay charges - I am out of milk  
and am in need of it.

Which was passed off  
pleasantly by me, though it rained

all day. The country now looks  
green and pretty.

Owing to bad roads and  
rain, it is impossible for me  
to be with the folks on New  
Year - but I wish you and  
them a Happy New Year all  
the same. I regret my in-  
ability to be with you all.

Go to Schmidt's as soon  
as convenient and order for  
me one bundle of paper  
as I am nearly out of that  
article. I have it shipped to  
me at Cicauaside, by rail.

Tell Mr. Muser, I have

hunted high and low for  
the article he wrote for, and  
I cannot find it. I have laid  
it some where among my papers  
you safe keeping and cannot  
imagine where it is. I am sure  
that I cannot just now send  
it to him, but will do so  
if I find it, for I know he  
is in need of it.

The cars are now running  
through and will carry the  
mail on the first.

We have had nothing but  
rain for for the past eight  
days and the ground is water-

ing out - so much so that  
James cannot sleep. It looks  
like rain to night.

I have bought for myself  
at a big bargain, a double  
bed and spring mattress, four  
bedroom chairs, a rocking chair,  
a small table and a large  
one for a desk - \$17.50 for all.  
So I am now comfortably situated  
but not somewhat crowded.

With a O happy New Year  
wishes at home, I remain

Yours for  
Frank L.