

PATENT OF LANDS

BLK 409, OLD SAN DIEGO-

MADE FROM ABSTRACT BY

J. A. FAIRCHILD, SEPT 1881

COPY MADE BY T.W. 30 July 1884.

Condensed Abstract
of Title Block Log.
Old San Diego.

made from abstract made
by J. A. Frauchard Sept 14, 1881.

descriptions given in full.

This copy made by
H. W. Halsey.

July 30, 1884.

FITCH

Page 1.

U. S. of America

to

City of San Diego

Pakuh.

Date.

Recorded. Book 1 of Pakuh Page 190

for R. Aguillo

to
Henry D. Fitch

On Petition.

Date July 27. 1846.

Recorded. Book 6. Page 230 of Book

Whereas Mr Henry D. Fitch has erected a lot in front of his house to put up a building, as is expressed in his representation re Let possession be given him by the said father re and the present dispatch will remain in possession of the interested party. See such him as the regulations as to the manner of proceeding in such cases may be determined. Office of the Sub. Prefect of this Dist.

for R. Aguillo.

Petition, Henry D. Fitch to Alcalde of this Dist.

Being in need of a lot to build upon and there being an unoccupied or unowned one joining my corral which is in front of my house towards the N. E. being 27 yds in front and 27 deep. I petition you to please grant it to me. H. D. Fitch

San Diego, July 7. 1848.

On the same day, petition considered and of

Page 2.

there be no impediment measure it and put him
in possession the said M. A. D. Fitch demanding
the regular fees. This document answering his purpose
in place of a title for the property he acquires. As
this manner I, first Alcalde of O. D. determine
it and sign it. To which I testify.

Juan Baudino.

Recorded Jan'y 17 1851 in Book C. page 234 of
Deeds. (Translated in Book in Book O. page 392.)

Josefa Carrillo de Fitch with permission of her
husband, to First Justice of the Peace of this
Municipality. Petitioner represents that having
a piece of land 110 yards in length and 110 in width
granted to me verbally by the 2^d Justice of the Peace,
in which I have a garden and desirous of having
a legal document for said property, which is in front
of my dwelling house on the N. W. side. I therefore
may consider it right to extend to me such title as
proprietor. Part of Santiago June 6th 1846.

Josefa Carrillo de Fitch.

Office of the 1st Justice of the Peace and of the
1st Instance of these head quarters. Santiago June 6th
Presented and admitted with regard to the place

Presented and admitted with regard to the place.

Page 3.

and the rights, but not being regulated themselves
of procedure in this case. extend a certificate
to the person interested which will secure the rights
until such time as the Government & Honorable
Assembly determine what is to be done on the
subject re José A. Escudillo.

Recorded Jan'y 17. 51. in Book C. page 231. under
Translated in Book O. page 398.

To the 1st Alcalde of this Port.

Francisco Maria Alvarado explains that
he is in possession of a lot situated on the
edge of the river of this town on a line with
the house of Doña Josefa Carrillo de Fitch,
the dimensions of which are 80 yds in front
and the depth of which is to the river, land
on which for a long time she has a garden.
San Diego 1800 20. 49. Francisco M. Alvarado.

The Petitioner has a right to the land
asked for having cultivated it so many years.
San Diego 1800 23. 49. Juan Maria Marron.

as Alcalde.

Recorded in Book C. Page 235 of Deeds.
Translated. Book O. Page 393.

H. C. Mattell.

Recorded.

Josefa C. De Rolden

June 6. 1846 Petition for 115 yds by
110 yds N.W. of house
in front of
granted ✓

Francisco Maria Alvarado
Nov 20. 1849 Petition for land on the line of
the house of Dona Josefa Cayillo De Rolden
80 yds front & to the river in
depth
Nov 23^d granted

Francisco M.
Jan'y 11. 1851 Alvarado grants above to Mrs Rolden

Juan Alvarado
Jan'y 18. 1844 Petition for a lot near
where I now reside 24 x 80 yds.
Jan'y 19.th granted (or 24 x 8 yards)

Juan Alvarado
Dec 13. 1850 to
J. W. Robinson

H. D. Fitch

July 27 1846 - In front of his house
Granted 40 yds front
by 26 yards in depth

July 7 1848 Petitioned for lot in front
& to the N. E.
27 yds in front & 27 yds deep
Granted

- Deed -

Francisco Ma Alvarado } Date Jan'y 11, 1851.
 Tomasa Pico, ^{And} his wife. } Con: \$1,000
 to } Covenants,
 Donna Josefa de Fitch } Warranty.
 Convey the same land granted to them by
 Juan Ma Marron, alcaide.

See preceding page.

Recorded Jan'y 18, 1851, in Book C. p. 236.
 Translated in Book O. p. 393.

To the Justice of the Peace of this Port.

Juan Alvarado petitions for a lot sit-
 uated close to where I now reside, and which
 is composed of 24 yds in front and 8 yds in
 depth, which lot is unowned.

San Diego, Jan'y 18, 1844. Juan Alvarado.
 Recorded in Book C. page 201 of Deeds.

Juzgado de Paz, 1° de San Diego.

Enero 19, 1844

Por presentado y admitido. Hago
 como lo pide la parte y hase por mi
 al referido. Seau à dar la posesion
 judicial que se pretende asi yfo Franço.

judicial que se pretende así y/o Franc?

Page 5.

Mra Alvarado Juiz de Paz 1º de esta
puesto lo deceto mande y firme
actuanda con los de mi asistencia
segun sus dog fe

Francisco Mra Alvarado

assa

assa

Jose Maria Orozco

Julio Osuna

Recorded Jan'y 2.51 in Book C. p. 202

J. Dudo

St. C. Matateo. Presen.

Dud.

Juan Alvarado

to

Date, Dec 13. 1880

Con, \$300.

For: Mr Robinson

Covenants, Bargain & Sale.

Conveys Part of Block 45 and Lot 3, according to
Certs Map of San Diego - "Beginning at and
adjoining a lot of ground owned by mother-
in-law in said City on which her dwelling
house is situated and fronting on Washington
St and running back to a straight line with
my mother-in-law's house and running along
sd St 24 varas more or less and running
back for sd St 8 varas more or less to a
straight line along the back part of said house, this
said line running with the said house so as to
completely cover all the lot of ground granted

Page 6.

in Jan'y 19. 1844 by Francisco Alvarado, Alcalde
Tribun. Lower Prov. Signed Juan ^{his} Alvarado.
Recorded Jan'y 4. 1857. in Book 6 of Deeds, p. 202.

Deed.

James M. Robinson } Date Apr 11. 1857.
Sarah ^{his} Robinson } Con. \$175.

to

Covenants.

City of San Diego.

South Claim.

Conveys Forty one feet of ground off north
of Lot 3 in Block 45 according to the Court
map of San Diego, or so much of said lot
as may be necessary for the proper extension
of Juan St. Signed James M. Robinson

Sarah Robinson

Recorded April 15. 1857. in Book C. p. 292.

Deed.

James M. Robinson } Dated, March 30. 1852.
& Wife. to } Con. \$525.
J. A. Goldbaum & P. Strauss. } Covenants: Warranty.

Conveys Part of Lot 3. Block 45. Old San Diego,
according to Court map, fronting on Washing-
ton St & Juan St, same as conveyed to me by
deed from Juan Alvarado Dec 30. 1850, excepting
width of Juan St. James M. Robinson

not acknowledged.

Sarah Robinson

Recorded March 5. 1853 in Book D. p. 65.

Page 7.

Deed.

Isaac H. Goldbaum } Date. Sept 21. 1852.

and from Juan Rodriguez was 20,000.
width of Juan St. James M. Robinson
not acknowledged. Sarah Robinson
Recorded March 5. 1853 in Book D. p. 65.

Page 7.

Deed.

Isaac H. Goldbaum } Date. Sept 21. 1852.
to } Con. \$300.
Lewis Strauss. } Covenants, Bargain & Sale
Conveys - Undivided one half of Lot 3. in
Block 45, in Town of San Diego with
improvements. Signed: Isaac A. Goldbaum.
ack: Feby 18. 1853, before P. Clothwaite. & Record
Recorded March 5. 1853. Book D. p. 66.

Deed.

L. Strauss } Date. May 18. 1867.
to } Con: \$500. Stamp 50¢.
Henry Haucock. } Covenants, Bargain & Sale.
Conveys: - All his interest in and to all that part
of Lot 3. Block 45 formerly occupied by said Strauss
and on which he has a house store &c. Same as con-
veyed by J. M. Robinson to Goldbaum & Strauss.
Signed: L. Strauss.
Recorded June 5. 1867. in Book 2. p. 315.

Deed.

Henry Haucock. } Date. June 1. 1867.
to } Con. \$500.
John Haucock. } Covenants. Bargain & Sale.
Conveys Part of Lot 3. Block 45. Same as

Page 8.

Conveyed to him by Lewis Strauss May 18th 1867.

Signed: - Henry Hancock.

Recorded July 8. 1867 in Book D. page 324.

Deed.

Agoston Haraszthy. } Date. April 3^d 1851.
to City Marshall. } Con: \$14. 50

George H. Davis. } Covenants: Tax Due,

Conveys: - 3/5 of Lot 2 in Block 45. in San Diego
according to the map made by Cass J. Couts.

Loca for Taxes of 1850.

This deed does not give date of sale or to whom assessed.

Signed: Agoston Haraszthy.

Marshall of the City of San Diego

Recorded Dec 27. 1853. in Book D. page 212.

Deed.

Agoston Haraszthy. } Date April 3. 1851.
to City Marshall. } Con: \$12. 50

George H. Davis. } Covenants: Tax Due,

Conveys: 3/5 of Lot 2 in Block 45. in San
Diego according to Couts Map thing.

Loca for Taxes of 1850.

This Deed does not give date of sale or
to whom assessed.

Signed: Agoston Haraszthy.
Marshall of the City of S.D.
Recorded Jan 3. 1854. in Book D. p. 216.

to whom assigned. Signed: ^{at Boston, Mass., May 1854} ~~Manhattan City, N.Y.~~
Recorded Jan'y 3. 1854, in Book D. p. 216.

Page 9.

Deed.

George H. Davis. } Date Dec 5. 1853.
to } Con: \$12.50
Lewis A. Franklin. } Covenants. With Claim.
Conveys: $\frac{3}{4}$ of Lot 2 in Block 45. according
to Court map of San Diego.

Signed: George H. Davis

Recorded Jan'y 23. 1854 in Book D. p. 220.

Deed.

George H. Davis } Date Dec 5. 1853.
to } Con: \$14.10
Lewis A. Franklin. } Covenants. With Claim.
Conveys: $\frac{2}{5}$ of Lot 2 in Block 45, according
to Court map of San Diego.

Signed: George H. Davis

Recorded Jan'y 20. 1854, in Book D. p. 222.

Deed.

(William Fitch } Date July 3^d 1863.
and Clara Fitch } Consideration \$140.
to } ^{San Diego}
John Grant, and } Covenants. With Claim.
Joseph Fitch

Conveys all their right title and interest in and to any and
all real estate in the Town of San Diego, Clara and
Newton either by death, devise or purchase

(See July 13. in Sonoma Co. before L. A. Porter.)
Signed: William Fitch
Clara Fitch

Recorded: May 22. 1866. in Book 2. page 256.

Page 10.

John Fitch.
Joseph Fitch.

Dated. Feby 21. 1868.

Consideration \$200.

John A. Graub.

Covenant. Benjamin Graub
Stamp 50¢

Concept: With other Land, Lots 1, 2, 3, & 4 in Block
409 Old San Diego, being same land owned by
Henry D. Fitch, deceased.

Signed: John Fitch

ack: Feb 26. 1868. before John C. Dawson.
m. p. Joseph Fitch.

Recorded. March 24. 1868. in Book B. p. 56.

Deed.

Wm Evans

Dated. January 4. 1876

to

Con. \$800.

James McCoy.

Covenant. Graub.

Concept: With other Land, all his interest in
Block 409 in Old San Diego, according to the
official Map of the City of San Diego.

No Witness.

Signed: Wm Evans
mark

ack: Jan 4. 1876. before James Anderson.

Justice of the Peace (Paguay)

Recorded Jan 5. 1876. in Book 27. p. 212.

Deed.

Heirs of H. D. Fitch
By Nat Executor

Dated June 18th 1881

Consideration \$14.00

C. P. Mocco.

Covenant. Benjamin & Sam
Fitch & Son

Deed.

Heads of H. D. Fitch
By Tax Collector
C. D. Noell.

Dated June 18th 1881.
Consideration \$14.00
Covenant Bargain & Sale
Tax Deed.

Page 11.

Conveys: With other lands Lots 1, 2, 3 & 4 in Block 409. Assessed for Taxes of 1878-9 to the Heads of H. D. Fitch and sold Feb'y 25th 1879 to J. L. Rowe and Certificates duly assigned to C. D. Noell.

Signed: Joseph Coyne.

Tax Collector of the County of Sed.

Recorded June 21, 1881 in Book 40. p. 40.

Will

Of Henry D. Fitch, dated January 6th 1847. Appoints his beloved wife Josefa Carrillo and his two sons. Henry Edward and Frederick shall be executors of this Will after my death.

Wills that all his property after paying his debts shall be divided equally between his wife and all his children.

Signed: H. D. Fitch.

Witness: John Brown. Thomas Peterson.

Codicil. In case his wife marry after his death she shall withdraw her share and have no more authority as Executor.

Recorded July 21, 1858, in Book 1. p. 5 of Minn.

Page 12.

Taxes.

1870 Paid by Heirs of H. D. Fitch & Hancock.

1871 " " " " & Wm Evans.

1872 " " " " " "

1873 " " " " " "

1874 " " " " " "

1875 " " " " " "

1876 " " " " " Jas McCoy.

1877 " " " " " except part of Lot 3.

1878 Sold to J. L. Rowe and assigns to C. P. Mott. See deed.

1878 (Part of Lot 3 in 409 was assessed to Jas McCoy & Tax unpaid amount due 24¢ City Tax.)

1879 Paid by Fitch Estate.

1880 " " J. D. Grant.

1877 Part of Lot 3 in 409 assessed to Unknown Owners & Tax unpaid, amount due 30¢

The Fitch claim on 7 Lots 1 & 4 and those parts of Lots 2 & 3 known as the Fitch property.

Indorsements from: Unsatisfied Outgo - none.
Abstract by J. A. Fairchild

San Diego, Sept 21, 1881, per Daley.

This Condensed Copy is except as to descriptions which are in full, made by J. A. Fairchild
San Diego, July 23rd 1884.

Condensed Abstract
of Title Block Log.

Old San Diego.

made from abstract made
by J. A. Frauchiger Sept 14, 1881.

descriptions given in full.

This copy made by
H. W. H. H. H.

July 30, 1884. →