

DAVID F. BUSH  
GEORGE H. ACKLEY  
LEO MILICH

BUSH & ACKLEY  
ATTORNEYS AT LAW  
FIRST NATIONAL BANK BUILDING  
OAKDALE, CALIFORNIA  
TELEPHONE 3711

December 22, 1953.

Mr. Elbert Cisco,  
Star Route,  
Sonora, California.

Re: Odd Fellows Sierra Rec. Assn.

Dear Mr. Cisco:

The Odd Fellows Sierra Recreation Association has just received approval from the Trustees of the Oakland Lodge No. 3 I.O.O.F., for the sale from the Association to you of the house and cabins located next to Sylvan Lodge.

Enclosed find Note and Deed of Trust to be signed by you and your wife in favor of the Odd Fellows Sierra Recreation Association. Please sign these instruments at the place indicated for your respective signatures, and be sure and sign your names exactly as they are typed in the instruments, to wit: "Elbert Cisco" and "Rosa M. Cisco". Also, take the trust deed to a Notary Public there in Tuolumne County and have such Notary acknowledge the signatures of yourself and wife on the trust deed.

Please return the note and trust deed to me in the enclosed self-addressed stamped envelope as soon as these instruments have been completely executed.

I now hold in escrow your one thousand dollar down payment and have completely executed the deed from Odd Fellows Sierra Recreation Association as grantor, to yourself and wife as joint tenant grantees covering the subject property. Such deed contains a reservation reserving to the Odd Fellows Sierra Recreation Association, its assigns and successors in interest, the water tank located on the property, together with all pipe lines, conduits, fixtures and attachments thereto, and the right to use, maintain and keep same in repair, and make replacement thereof, and also all necessary rights of ingress and egress in connection with the use, maintenance, repair or replacement thereof.

The enclosed note is for \$3250.00, (being the balance of the \$4250.00 purchase price) bearing interest at 6% per annum, principal and interest payable in installments of \$40.00 or more per month, payments to commence February 1, 1954.

Elbert Cisco - Page 2.

When you return to me, the fully executed note and trust deed; I shall, unless otherwise instructed by you or the Association, close this transaction by recording the Deed and Trust Deed, and I will deliver your One Thousand Dollar down payment to the order of the Association, and will deliver your \$3250.00 note to the Association.

The recording of your Deed and of the Deed of Trust, will be your expense, and one half of my escrow charges will also be your expense. I will ask therefore, that when you return the Note and Trust-deed to me you also send me your check made payable to myself for \$35.00 to cover these items of expense.

If you want a certificate of title or a policy of title insurance on this property, please so advise me. In that event, it will also be necessary for you to send me your additional check for the cost of such certificate or policy, unless the Association has made arrangements with you to share such cost. I do not know what the Sonora Title Company will charge for a Certificate or Policy on a \$4250.00 sale, but I presume it will be about \$50.00. In case you want such certificate or policy, I suggest you call at the Sonora Title Company and confirm from them the exact cost of this and then let me know.

Yours very truly,

George H. Ackley,  
For BUSH, ACKLEY & MILICH

GHA:ch  
Encls.

Cy/ Herbert M. Kearns,  
739 E. Lindsay  
Stockton, Calif.

Cy/ Mr. Loren Hosmer  
P.O. Box 939  
Ceres, Calif.