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*Alpers - warrant
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Mr. L. A. Dorrington,
Supt., Sacramento Agency.

JUL 23 1927

My dear Mr. Dorrington:

This is in reply to your letter of July 11th reporting further upon the proposed purchase of land from Louis Alpers.

It is noted that the Title Insurance and Guaranty Company of San Francisco will issue policy of title insurance to the United States after the deed is recorded and Government warrant is issued and ready for delivery.

The deed and policy of title insurance must be accepted by the Department before payment for the land can be recommended. Since the final policy will not be issued until the deed is recorded you are requested to have the insurance company submit a copy of the policy they propose to issue containing in full all the provisions and exceptions to appear in the completed policy, for examination. If Mr. Alpers desires the warrant sent to you for delivery to the insurance company obtain an statement from him to that effect.

It has been the practice to forward the final policy to this Office before the deed is recorded. However, we are willing to meet the wishes of the company in this respect and have the deed made a matter of record promptly after it and the form of policy insurance are formally accepted by the Department. The Comptroller General requires that the policy of title insurance accompany the papers to that office for settlement of the claim. For this reason payment for the land can not be recommended until the policy is received.

It will be necessary for the grantor to deposit with you or the tax office a sum sufficient to cover all taxes due but not yet payable. If payment is made to the tax office obtain a certificate showing that such deposit has been made and forward it to this Office for transmittal with the other papers for settlement of the claim. Vouchers covering this sale have been received to date.

Very truly yours,

(Signed) E. B. Meritt

Cal.

Assistant Commissioner.

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