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DEPARTMENT OF THE INTERIOR

52763-27

UNITED STATES INDIAN FIELD SERVICE

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SACRAMENTO INDIAN AGENCY
SACRAMENTO-CALIFORNIA

Wilton.

December 29, 1927

Commissioner of Indian Affairs
Washington, D. C.

My dear Mr. Commissioner:

This will acknowledge receipt of Office letter of December 7, 1927 transmitting therewith accepted option of the Cosumes Company Incorporated for the purchase of Lots 615, 616, and 617, as shown according to the official plat thereof filed in the office of the Recorder of Sacramento County, California, on May 11, 1912, in Book 13 of Maps, Map number 20, containing 38.77 acres more or less.

There is transmitted herewith deed from the Cosumes Company to the United States conveying this property, with evidence of authenticity for the President or the Vice President together with the Secretary of said corporation to sign documents of this character.

There is also attached preliminary report of the Sacramento Abstract and Title Company, which shows that the title rests in the Cosumes Company subject to only two conditions:

1. County taxes for 1927: First Installment \$35.39, this amount has been paid. Second Installment for \$35.38 has not been paid, but the Cosumes Company will pay this amount before Title Insurance is issued.
2. Rights of public for highway purposes over so much of herein described property as lies within the boundaries of any public road.

There is attached to the preliminary report a plat which shows how the highway crosses the property. We, the United States, will get title to the center of the highway, as is customary under California law.

As will be noted from the preliminary report final Title of Insurance will be issued by the Title Insurance and Guaranty Company of San Francisco, this company issued policy of Title Insurance which was acceptable in the Gobbi purchase, file 11192-27. It is presumed that this form of policy will be accepted in this case, see Office letter of April 20, 1927, file 15250-27 and that the Title Insurance and Guaranty Company need not make showing as to its competency and reliability as in the Gobbi case satisfactory showing was made as to the standing of this company. See Office letter of September 30, 1927 file 45358-27.

It is requested that we be furnished with a photostatic

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copy of policy of Title Insurance furnished in the Gobbi case and we will have the Title Insurance and Guaranty Company follow that form in issuing Insurance Title on the property herein under consideration.

Before final Title Insurance can be issued showing Title in the United States it will be necessary for deed to be accepted by the Department and recorded as such action is required by California law, as by reason of the fact that before deed is recorded the records will show that the title is in the Cosumes Company.

There is also attached voucher in duplicate. It is sincerely hoped that with the documents submitted herewith the Office will be in a position to accept the deed and return same for recordation with instructions that final policy of Title Insurance be secured from the Title Insurance and Guaranty Company on this property of the same character as that issued in the Gobbi purchase.

The Cosumes Company state that well will be put down immediately upon acceptance of deed and preliminary report.

Very sincerely,



L. A. Dorrington,
Superintendent.

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