

C O P Y

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J. L. Holmberg
1117 Ave. C.
Miami, Florida.

Mr. Fred'k S. Morse

Miami,

Fla.

Dear Sir:-

For your information I wish to state that Twp. 57-37 less section 16 is owned by the Richard J. Bolles Estate. The mortgage on this property is held by the Florida East Coast Ry Co., and while this mortgage is past due, the Estate has not been pressed for payments on same.

The Estate paid the taxes on this land ten days ago and is to make a payment of \$12,000.00 on or before April 1st, 1919, and also expects to take care of the balance on or before July 1st, 1919.

As to the title wish to state that there are no judgments or liens against the property, there is a blanket Lis Pendens against any and all property owned by R.J. Bolles since the year 1900. As this Lis Pendens does not specify this particular land, some Attorneys hold the Lis Pendens not effective.

This Lis Pendens was filed by Attorneys for one claiming to be the widow of R.J. Bolles, but we are very confident that there is nothing in this claim, but that it is a hold up. Assuming the worst aspect that she should sustain her claim to dower, she would then be entitled to a life estate in one third of the real property. She is now about seventy years old, so that according to the experience tables, she would have about eight years of expectancy, which would give her at the very most a life interest or about eight years in one third of the real estate, which is wild land.

The Estate is abundantly able to respond as to any claim which she can ever establish and are willing to guarantee as Trustees of this Estate to make good any claim or dower which may be established.

Another way to arrive at quieting title would be to ask the Florida East Coast Ry Co. to foreclose on the mortgage and then deed direct to anyone we might designate. In fact we have taken this matter up with them and they are agreeable.

I consider every acre of land on 57-37 available for some use, about 20 percent is rocky prairie, the balance smooth, some shallow soil and some of good depth. I know much of this land would rent to tomato farmers for \$5.00 per acre. I will be glad to show this land at any time, furnish plats, etc.

Very Truly Yours,

(signed) J. L. Holmberg,

Executor and Trustee,
Estate of Richard J. Bolles.