

# Office of Alfred F. James

Collection Exchange and Land Agency,

S. H. Moore Esq.  
San Francisco

CALIFORNIA

28 June 1860

My dear Sir,

I have your favor of 5<sup>th</sup> Inst. from which I regret to note you had not rec<sup>d</sup>. my letter of the 23<sup>rd</sup> March last rendering you ac<sup>t</sup> of the sale of your lots - I now beg to hand you copy of same & confirm contents -

I have since received all your missing title papers from De Cordova except the Andrew M. Stea 1/3<sup>d</sup> of a dea. which you will observe, from the enclosed note of De Cordova's, he gave to R. B. Kimball in lieu of the middle 1/3<sup>d</sup> dea. which had been conveyed by you and the title to which had proved bad - The Peter Seares 640 acres was recorded in Colusa County, I find it lies in Blaine Co. & have therefore sent it there for record - None of the deeds to Prospero Bernardi 640 had been recorded & the deed from De C. was in blank - I have filled the blank with your name & have sent the deed & patent to Erath Co., where this tract now lies, for record -

All the other titles have been properly recorded -

You will observe that Mr. De C. claims \$225 paid by him for law expenses & 25¢ for his own fee - also says he has a claim for the last taxes paid - I have no advice from you in relation to these matters & therefore do not know whether you wish me to pay them or not - I presume in regard to the "last taxes paid" - he must refer to the taxes of '58 - if so, he is not probably aware that his brother collected them, as is evidenced by the bill you enclosed to me - As I had to promise De Cordova to pay these charges or to return to him the titles, you will please advise what course you desire taken in

the matter as early as possible -

I enclose you the rect. of the "News" for subscription  
amt: \$28. at yr. debit - and append a restatement  
of my ac. showing bal. due you of \$737.<sup>50</sup> for  
which I shall be pleased to honor your Chk. on me.  
or, should Mr Cordova's claim be correct, you  
had better deduct the amt. to be paid to him, so  
that I may retain in my hands your titles - he  
is very poor, and if you owe him any amount  
it will be a charity to give it him as early as possible  
he has lost all his lands & his farm on York's Creek,  
& is now, as it were, commencing the world anew -

I cannot get an offer for your lands - or at least  
such as I would entertain - It is as difficult to sell  
now as it was in early days - 30% being the nominal  
market value & unless we find a purchaser for actual  
settlement it is difficult to place them at anything  
over these nominal figures -

Present my kindest regards to Mrs. Brown & believe me

Statement

Truly Yrs. W. F. James

March 23	Bal. due, as fr. Statement of this date	782.50
	Cash paid Galveston News, as fr. rect \$28.	'
	Recording titles in Blanco and Gravatt Counties	17 45.00
	Bal. due you	\$ 737.50

I am most hands today - one of my  
clerks sick - so have to send you  
my letter book Copy of letter of 23<sup>rd</sup> Mar -  
James