

County Recorder
Hall of Records
Los Angeles, California

The grantor indices in the office of the County Recorder were checked by reporting agent on November 29, 1946, under the names of IVA IRVING TOWERS and other members of her family for the years 1929 to 1942 inclusive. The indices of grantors was also checked under the names of IVA IRVING TOWERS and other members of her family for the years 1935 to 1944 inclusive.

The following information was obtained with respect to real estate and other property acquired by subject TOWERS in Los Angeles County, California:

In Book 13425, page 275 of the official records of Los Angeles County, is recorded a notice of sale by Mr. and Mrs. J. C. MOORE to Miss IVA J. TOWERS of a stock of merchandise consisting generally of groceries located at 11450 South Main Street, Los Angeles. This notice of sale is dated July 24, 1935.

In Book 15499, page 179, there is recorded a deed dated October 14, 1937 by WILL ARBET, FRANK P. FINE, A. S. FINE, ROSA YOUNG, STELLA DAVIS, ELIZABETH, JEREMIAH P. KELLY and PEARL KISTELL to IVA IRVING TOWERS, covering Lots 42 and 57 of the Southgate tract in the Sancho Tajata, Los Angeles County, as per map recorded in Book 15, pages 44 and 45 of the official map records of Los Angeles County. This deed was recorded on December 22, 1937 at the request of the Title Guarantee and Trust Company.

LA 41-514

Book 15444, page 345 of the County Records, reflects that a deed of trust dated October 14, 1937 between IVA IRVING TOWERS and the Bank of America, Trustee and WILL ARBET, beneficiary, was given to secure a promissory note for \$2,125.00, dated October 14, 1937. This deed of trust covers Lots 42 and 57 mentioned above.

Book 16566, page 225 of the County Records, reflects a deed of trust dated May 8, 1939 between IVA IRVING TOWERS, the Security First National Bank of Los Angeles, trustee, and the Yokohama Specie Bank, Ltd., beneficiary, given to secure a note for \$1,000 in favor of the Yokohama Specie Bank, dated May 2, 1939. The above note is signed by IVA IRVING TOWERS, FRED TOWERS LTD. J. TOWERS and their address is shown as 11218 Randers Avenue.

Book 15811, page 56 of the County Records shows that on March 5, 1938 a grant deed to Lot 39, Tract 1874 of the City of Monterey Park, was given by LEONARD M. MOSE and MARY VICTORIA MOSE in favor of IVA IRVING TOWERS. This property is shown in Map Book 21, page 44 of the Map Records of Los Angeles County. The deed was recorded at the request of the Title Insurance and Trust Company, Los Angeles, on May 21, 1938.

Book 16804, page 93 of the official records of Los Angeles County shows that on June 5, 1939 a grant of easement was given by IVA IRVING TOWERS in favor of the Southern California Edison Company, permitting them to erect power lines over the rear five feet of the above described property.

In Book 16479, page 216 of the official county records there is recorded a grant deed by IVA IRVING TOWERS to CHESTER ISO covering the above described real estate. This deed is dated June 28, 1941 and it is stated therein that CHESTER ISO is an American citizen. This deed was recorded at the request of the grantee on June 7, 1941.

Book 16125, page 344 of the official records reflects that on December 21, 1938 a deed was executed by JOSE MARIA ABILA in favor of IVA IRVING TOWERS covering a portion of the 338.38 acre tract of land allotted to JOSE MARIA ABILA in the partition of Rancho Tajata, case No. 1290 of the 17th Judicial District Court, Los Angeles County. This deed covers .625 acres of land located near the corner of Wilmington Avenue and Imperial Highway in Los Angeles County, California. The deed was recorded at the request of the Title Insurance and Trust Company, Los Angeles, on January 5, 1939.

Book 18966, page 302 of the Official Records, shows that on June 30, 1944 a power of attorney was given by IVA IRVING TOWERS to JUST VIKTOR TOWERS. It was noted that this power of attorney is a lengthy instrument authorizing JUST to act for IVA in almost any situation possible with respect to transactions covering real and personal property owned by the subject. This power of attorney was executed by JACK E. ELLEN on June 30, 1944 and was recorded on the same date.

LA 41-514

An examination of Book of Maps 13, pages 44 and 45, reflects that Lot 57 of the Southgate Tract faces on Doby Street between Lywood Road and Northington Avenue. Lot 42 faces on Compton Avenue, adjoining the rear of Lot 57, and is also between Lywood Road and Northington Avenue. It was noted that the above map was prepared in 1937 and that the names of the streets shown above had apparently been changed since that date. It appears, however, that Lots 42 and 57 of the Southgate Tract represent the store operated by the Towers family located at 11551 Wilmington Avenue and the house located at 11450 Randers Street.

Examination of Book of Maps 21, page 44, reflects that Lot 39 of Tract 1874, City of Monterey Park, is located on Garvey Avenue, the fourth lot east of Orange Avenue. Examination of the county records also reflects various purchases and sales of personal property by FRED TOWERS, subject's brother, and a judgment against JOE TOWERS, subject's father, by the Yokohama Specie Bank in the amount of \$10,750.00 under date of June 3, 1937. These transactions are not being set out in detail at this time inasmuch as they are not believed to be pertinent to this investigation.

ANTHONY J. LEITNER, Title Examiner
Title Insurance and Trust Company
425 South Spring Street
Los Angeles, California

Mr. LEITNER examined the records of the Title Insurance and Trust Company and advised the writer that Lots 42 and 57 of the Southgate Tract are still owned by IVA IRVING TOWERS. Mr. LEITNER also advised that the .625 acres of land which was deeded to IVA IRVING TOWERS by JOSE MARIA ABILA on December 21, 1938, is still owned by subject. According to Mr. LEITNER the files of the Title Insurance and Trust Company reflect that Lot 39 of Tract 1874, City of Monterey Park, is now owned by CHESTER ISO.

WILLIAM P. BARLOW, Index Department
County Taxes Collectors Office
Hall of Justice
Los Angeles, California

Mr. BARLOW examined the tax rolls of Los Angeles County for the year 1943-44 and advised the writer that taxes on Lots 42 and 57 of the South Gate Tract and on the .625 acres of the ABILA allotment of Rancho Tajata are assessed in the name of IVA IRVING TOWERS. He advised that taxes on the portion of the ABILA allotment deeded to subject had been delinquent since 1941, but that on August 25, 1948 all back taxes were paid and the property was released in the name of IVA IRVING TOWERS.