Mr. Jacob Goodman

I am here—without enclosing your telegram you sent Dr. Walker saying you would be through here on Sunday, and to my surprise I got your message that you pass through on Saturday instead.

Now Mr. Goodman I do not understand your message. I have not corresponded with you about the closing out the matter, but if I understand it gave
you deeded to the 245 W. 131st house and was all through without until you sent me your deed to the 122nd house, then I were to send you a check for $90 or some-thing like that, but it seems as though I am deeper in it now than ever before. Suppose I suggest that I keep the house at 1231/2 - 131st street and all of the 122nd street place and my deed are all made in my own name Rosie Holmes Walker (over)
I am a free dealer
free trader sell or buy
anything with another
one signing with me
I will be glad for you
to send the papers all
back on the 131 at 1st house
and I would like for you to
get you to all the taxes
and insurance straighten
and interest all and let me
know at once and I will
send you a check, will call
the other sale off on a 132nd
st I have had so much miss
understanding with all the
(over)
dealings I've had with everyone up there until
I have become disgusted
with everything, and
decided I want worry
with anything else.
I will be glad for you
to write me at your ear-
liest convenient date.
No. G19717 NOV 28 25

LORETTA REALTY & FINANCE CORPORATION

-and-

ROSIE HOLMES WALKER

WARRANTY DEED
FULL COVENANTS

THE LAND AFFECTED BY THE WITHIN INSTRUMENT LIES IN BLOCK 1936 IN SECTION 7 ON THE LAND MAP OF THE CITY OF NEW YORK.

J. GOODMAN 61 W. 125 ST.

NEW YORK TITLE AND MORTGAGE COMPANY

Main Office 135 Broadway, New York City
Brooklyn Office 205 Montague Street
Jamaica Office 161-19 Jamaica Avenue
Long Island City Office Bridge Plaza North St George, S. I. Office 24 Bay Street
White Plains, N. Y. Office 162 Main Street
THIS INDENTURE, made the 1st day of November, nineteen hundred and twenty-five, BETWEEN LORETTA REALTY & FINANCE CORPORATION, having its office and principal place of business at 261 West 125th Street, Borough of Manhattan, City of New York, a corporation organized under the Laws of the State of New York, party of the first part, and ROSIE HOLMES WALKER, residing at 621 West State Street, Jacksonville, Florida, party of the second part: WITNESSETH, that the party of the first part, in consideration of ONE HUNDRED ($100) dollars, lawful money of the United States, and other good and valuable considerations paid by the party of the second part, does hereby grant and release unto the party of the second part, her heirs and assigns forever, ALL that lot, piece or parcel of land with the building and improvements thereon situate, lying and being in the Borough of Manhattan, City, County and State of New York, bounded and described as follows:

BEGINNING at a point on the Southerly side of 131st Street, distant Two hundred and fifty (250') feet Easterly from the corner formed by the intersection of the Southerly side of 131st Street with the Easterly side of 8th Avenue; running thence Southerly parallel with the Easterly side of 8th Avenue 99 feet, 11 inches to the centre line of the block; thence Easterly along the centre line of the block 17 feet 6 inches thence Northerly parallel with the Easterly side of 8th Avenue, part of the way through a party wall, 99 feet 11 inches to the Southerly side of 131st Street and thence Westerly along the Southerly side of 131st Street, 17 feet 6 inches to the point or place of beginning together with the appurtenances and all the estate and rights of the parties of the first part in and to said premises.

Said premises being known as and by the street number 254 West 131st Street.
TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, her heirs and assigns forever.

Subject to a first mortgage of Eight thousand ($8,000) Dollars and interest.

Subject to a second mortgage of Sixty-five hundred ($6500) Dollars and interest, which mortgage is executed, delivered and intended to be recorded simultaneously with the execution, delivery and recording of this deed.
AND the party of the first part covenants as follows:

FIRST.—That the party of the first part is seized of the said premises in fee simple, and has good right to convey the same;

SECOND.—That the party of the second part shall quietly enjoy the said premises;

THIRD.—That the said premises are free from incumbrances; except as aforesaid.

FOURTH.—That the party of the first part will execute or procure any further necessary assurance of the title to said premises;

FIFTH.—That the party of the first part will forever warrant the title to the said premises.

IN WITNESS WHEREOF, the party of the first part has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officers the day and year first above written.

LORETTA REALTY & FINANCE CORPORATION

President

STATE OF NEW YORK, CCOUNTY OF New York SS.: On the day of , nineteen hundred and , before me came , JOSEPH SMITH
to me known, who, being by me duly sworn, did depose and say that he resides in Borough of Bronx , that he is the President of LORETTA REALTY & FINANCE CORPORATION, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation, and that he signed his name thereto by like order.

Chas. Sorrenson
Notary Public

My. C. 1950
Reg. No. 75,797

Commissioner of Deeds, Nov. 27/57