

JAMES M. DUENOW
E. JEFFREY BURKE
TIMOTHY J. BERESKY

DUENOW & BURKE
A LAW CORPORATION
890 OSOS STREET
SUITE 100
SAN LUIS OBISPO, CALIFORNIA 93401

TELEPHONE
(805) 544-5030

October 9, 1975

Mr. Owen Garrity
Mr. R. E. Smith
5301 Dolores Avenue
Atascadero, California 93422

Gentlemen:

Please find enclosed a check from the Art Beal Foundation in the amount of \$1,711.64. Please also find enclosed quitclaim deeds to be signed by Mr. Garrity and Mr. and Mrs. Smith reconveying Mr. Beal's property to him.

You are authorized to cash the enclosed check when the enclosed deeds have been signed, notarized and returned to the undersigned. The amount of the check represents those funds advanced by Mr. Garrity and Mr. Smith to pay taxes on Mr. Beal's property. Since the property was transferred to Mr. Garrity as security for the payment of taxes, now that the taxes have been repaid to Mr. Garrity and Mr. Smith, the property should be reconveyed to Mr. Beal.

I am assuming that the property still stands in Mr. Garrity's name. If there has been some prior transfer of the property, you are not authorized to cash the enclosed check.

If I do not have receipt of the executed deeds within ten days of the date of this letter, I will have no choice but to file suit to clear up this matter.

Very truly yours,

JAMES M. DUENOW

JMD:crm
Enclosures