

Honolulu T H, February 16, 1916

Mrs. Dr. R. H. Dinegar

Albany, New York

My dear Aunt:-

I write to tell you of the troubles I now have concerning property matters.

Mother says there is an understanding between her and you that the Wainee homestead land on Shaw street in Lahaina is mine and the other land called Pahala on Main street is yours, as a kind of mutual partition of our rights after the settlement of grandma's estate by the Probate Court.

Last year, November or December, I had arranged with Uncle Alfred that he take a lease from me of the Wainee land; he had a lease drawn up and was taking his lumber on the premises but to his as well as our surprise, the plantation manager stopped him claiming that land as his for the Pioneer Mill Co., the plantation name.

The manager said the plantation claims the whole of the Wainee land to whom, it seems, Aunt Alice gave a deed in 1893 and to whom grandma gave a deed in 1905. But I have searched the records in Honolulu and fail to find any conveyance to the plantation which sells Wainee by its number or patent, unless the patent Uncle Alfred has given me is a mistake; not having any map or deeds of the land I can only rely on what Uncle tells me is the number or location of our lands in Lahaina. I have either to rely on Uncle or on the sayso of the manager; that's the way matters stand with me without any deeds or map in my hands.

A Honolulu friend of mother's advises us not to be downcast

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but to write to you and ask that you now give instructions to those with whom you or Dr. Dinegar left our deeds and patents, as whoever has them will not hand them to me but only to the one from whom he or they got those papers.

Those deeds are no more required by the probate court or those who represented us in the estate settlement.

Will you kindly sign the enclosed paper request; I have inserted the names of Mr. Pogue, Mr. Bivens and Mr. Case, parties who represented us in court, as mother thinks not only one may have them as several may hold them scatteringly if taken away from the court.

When our title papers are in my hands I intend to take them to a lawyer to examine (not to keep) and assist me in identifying Wainee land specifically to see just how much right I have and how much the plantation owns if anything. I must assert my rights ^{now} as I am told that ~~it~~ ^{it} should be done within a certain time after I came of age, three years I believe.

Do you not think it is now the proper time for us to make an actual partition of our rights? How will this proposition strike you:

That we make a deed of exchange; I deed to you my half in Pahala land and you deed to me your half in Wainee land; in that way we can deal separately with those who are contending with us just as the plantation now contends with me. Otherwise if I alone make the contest the expenses must come out of both of us, so ~~my~~ ^{our} friend says, but by making the exchange deed, you then can look out for your land and I alone look out for my land as we are no more tenants in common (the technical name of landowners, undivided.)

Dear Aunt, may I hear soon from you about this alternative proposition; if you agree to it I will have the deed drawn up and

mail to you, as I now realize that delays are dangerous if no asser-
tion of right is made within the time of the law; these are law
points I know nothing about but are suggested to me by those who know

Both mother and I are enjoying health, and trust that you
and yours are the same.

With Alohas fer you all from self and the family.

Affectionately from your niece,

Alice H. Ayers.
1366 College Walk,
Honolulu,
Oahu.