

Quebrada Limon,
Box 776 Ponce, P.R.

Jan. 26 - 1952

My dear Bishop Ferrando,

Mr. Para Capo has advised me that the transfer to the Board of your holdings (subject to my one-third interest) is temporarily in abeyance due to the provisions of the instrument of record which he prepared and you executed nearly 4 years ago;- I, therefore, hasten to assure you of my willingness to expedite the matter.

Unfortunately I cannot afford to join you by making a donation of my estate in the premises- Almost all I possessed when we came here has been swept away by Florida bank failings and by shrinkage to zero of securities in which I had invested- I have been counting all along on my one-third of the property to take the place of life insurance which I had to let lapse. However, since you are setting an example of generosity to our Church I will follow you at least part of the way and will surrender ALL my rights in return for a quit claim (I think the term here is 'documento privado') to a little home-site in the southeast corner of the property covering about $9\frac{1}{2}$ acres- It is outlined in yellow on the enclosed map and you will observe that it does not include any buildings and is remote from the rectory and also that it leaves the preoperty well squared off. I also enclose a correct description for insertion in the deed.

If this appeals to you I suggest that you send the description to Para Capo with instructions for him to draw up a deed in my favor to be executed by the same parties that will convey to the Board- and in return for this deed I will execute any waiver or surrender required.

I am very sure the Board would prefer a deed in fee simple to the entire property less 10 cares, rather than a deed for an undivided two-thirds interest in which the adverse one third becomes definitely operative in a little over one year and may become operative at any time in the event of my death.

To the possible rejoinder of the Board that the condition relative to a 5 years residence has not yet been complied with I will quote Mr. Capo to the effect that " Nonfulfillment of a condition rendered impossible by the imposer of the condition does not work adversely against the party failing to fulfill, provided he evinces a willingness to fulfill". (There is also the point that unless I waive my rights one third of the entire property passes to my family upon my death whether it occurs to-morrow or in 20 years.)

The above offer to relinquish the greater part of my estate in the premises is made for immediate acceptance in order to expedite conveyance to the Board; (Its rejection by you will be perfectly agreeable to me;) Its acceptance will be at once followed by my erecting a little cottage on the banks of the Marueno to which I will retire with my wife when the burden and heat of the day become too much for us- Pending such time the cottage will be at your disposal and I shall endeavor to make it sufficiently comfortable to induce you and Mrs. Ferrando to spend at least part of the year in your Porto Rican hills. With cordial greetings to Mrs. Ferrando, your daughter and the dear little girl,

Ever yours faithfully,

J. C. Valentin