

I certify that I interlined the word "Breckinridge" four times and the word "Cook" once and erased the word Breckinridge once to correct my error in filling out this deed & caused it to be recorded a second time
Matthias B. Whitely
Notary Public
Holderness N.H.

KNOW ALL MEN BY THESE PRESENTS, That we, Henry Russell Talbot and Mary M. Talbot, his wife, of Multnomah County, State of Oregon, for and in consideration of One Dollar and other good and valuable considerations to us in hand before the delivery hereof, well and truly paid by Miss Marion Talbot of Chicago Cook Co. Ill. and Lophonisba Preston of said Chicago ~~Breckinridge~~ Co. the receipt whereof we do hereby acknowledge, have granted, bargained and sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said Marion Talbot and Lophonisba Preston (Breckinridge) (Cook) their heirs and assigns forever, a certain tract or parcel of land situated in Holderness, County of Grafton and State of New Hampshire, bounded and described as follows, to-wit:

Beginning at a stone post by the highway leading around the now or formerly "Shepard Hill" by land of Charles R. Cox on the north side of said highway; thence running in a northerly direction to a large rock with iron plug in it situate on the shore of the lake; thence following the shore of said lake in an easterly direction twelve (12) rods, more or less, to a pine tree at corner of land hereby conveyed and land owned by the proprietors of the Asquam Hotel property; thence in a southerly direction following by the line of land owned by said proprietors to the highway before mentioned; thence following said highway westerly two (2) rods to bound begun at.

TO HAVE AND TO HOLD the said granted premises, with all the privileges and appurtenances to the same belonging, to the said grantees their heirs and assigns, to them and their only proper use and benefit forever.

And I, the said Henry Russell Talbot, and my heirs, executors and administrators, do hereby covenant, grant and agree, to and with the said Marion Talbot and Sophonisba Preston
(Buckmidge)

and ~~their~~ heirs and assigns, that until the delivery hereof I am the lawful owner of the said premises and am seized and possessed thereof in my own right in fee simple; and have full power and lawful authority to grant and convey the same in manner aforesaid; that the said premises are free and clear from all and every incumbrance whatsoever, and that I and my heirs, executors and administrators shall and will warrant and defend the same to the said Marion Talbot and
Sophonisba Preston (Buckmidge)

and ~~their~~ heirs and assigns, against the lawful claims and demands of any person or persons whomsoever.

And I, Mary M. Talbot, wife of the said Henry Russell Talbot, in consideration aforesaid, do hereby relinquish my right of dower in the before mentioned premises.

And we and each of us do hereby release, discharge and waive all such rights of exemption from attachment and levy or sale on execution, and such other rights whatsoever in said premises, and in each and every part thereof, as our Family Homestead, as are reserved or secured to us or either of us by the statute of the State of New Hampshire passed July 4th, 1851, entitled "An Act to exempt the Homestead of Families from attachment and levy or sale on execution," or by any other statute or statutes of said state.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this

21st day of September, 1912.

Signed, sealed and delivered
in the presence of us as wit-
nesses:

C. A. Beal
C. M. Mearns

} Henry Russell Talbot
}
}
}
Mary M. Talbot



STATE OF OREGON,)
) ss.
COUNTY OF MULTNOMAH.)

September 21st, 1912, personally appeared
the within named Henry Russell Talbot and Mary M. Talbot, his wife,
and acknowledged the foregoing instrument to be their voluntary act
and deed.

Before me, C.A. Bell, a Notary Public in and for the County of
Multnomah and State of Oregon, residing at Portland therein.



C.A. Bell
Notary Public for Oregon.

My commission expires:

4/16/14

COUNTY OF MARLBOROUGH

STATE OF OREGON

ss.



Recorded, Liber. 511 Folio 488

Examined, Attest

W. Randolph Register. X

Paid

Warranty Deed.

Henry Russell Talbot
and wife
- to -



Recorded, Liber. 511 Folio 442

Examined, Attest

W. Randolph Register. X

Fee \$6.2
Paid

Wilson C. A. BELL
ATTORNEY AT LAW
615 FENTON BUILDING
PORTLAND, OREGON

Know all Men by these Presents,

That I, Allen Hollis of Concord in the County of Merrimack and State of New Hampshire.

for and in consideration of the sum of one dollar and other valuable consideration to me in hand before the delivery hereof, well and truly paid by Marion Talbot and Sophonisba Preston Breckenridge, joint tenants, both of Chicago, Cook County, State of Illinois,

have remised, released and forever QUITCLAIMED, and by these presents do remise, release and forever quitclaim unto the said Marion Talbot and Sophonisba Preston Breckenridge, their heirs and assigns forever.

a certain parcel of land situate in Holderness, Grafton County, State of New Hampshire, bounded and described as follows, viz:

Beginning on the easterly side of the highway running from Holderness to Meredith and known as the Daniel Webster Highway at an oak stake, said stake marking the southwesterly corner of land now owned by the grantees and being thirty-three (33) feet southeasterly from an iron pipe marking the grantees' northwesterly corner; thence running north 37°-52'-30" east along the line of land owned by the grantees three hundred and 79/100 (300.79) feet to the center of a pine stump setting under the corner of the porch to the cottage of the grantees, said stump being on the shore of Lake Asquam at about high water mark; thence running southeasterly along the shore of said lake one hundred (100) feet to an oak stake about one foot northeasterly from an eight inch oak tree witnessed; thence turning and running south 40°10' west along other land of the grantor two hundred eighty-four and 40/100 (284.40) feet to an oak stake on the easterly side of the highway; thence turning and running northwesterly by the highway ninety (90) feet to the point of beginning.

For my title see conveyance from City Savings Bank to me dated December 27, 1926 and recorded with Grafton County records Book 597, Page 413. The above described lot being a part of the Asquam House Property, so called mentioned in said conveyance.

The above described property is also the same property conveyed to the same Grantees by Asquam House Co. by its deed dated Nov. 2nd. 1926 and to be recorded herewith.

To have and to hold the said premises, with all the privileges and appurtenances thereto belonging, to the said Marion Talbot and Sophonisba Preston Breckenridge, joint tenants, their heirs and assigns forever; and I do hereby covenant with the said Marion Talbot and Sophonisba Preston Breckenridge, joint tenants, that I will warrant and defend the said premises to them the said Marion Talbot & Sophonisba Preston Breckenridge, joint tenants, their heirs and assigns, against the lawful claims and demands of any person or persons claiming by, from or under me

And I Amoret N. Hollis wife of said Allen Hollis for the consideration aforesaid, do hereby release my right of dower in said premises.

And we and each of us do hereby release all rights of HOMESTEAD, secured to us, or either of us, by Chapter 138 of the Public Statutes of New Hampshire, or by any other statute or statutes of said State.

In Witness Whereof, we have hereunto set our hand and seals this fifth day of March in the year of our Lord 19 27

Signed, sealed and delivered in the presence of us:

Lucy M. Mason

Allen Hollis
Amoret N. Hollis



STATE OF NEW HAMPSHIRE, Merrimack ss.

March 5, A. D. 19 27

Personally appeared the above named Allen Hollis and Amoret N. Hollis and acknowledged the foregoing instrument to be their voluntary act and deed. Before me,

Lucy M. Mason

JUSTICE OF THE PEACE.

Notary Public.

(HOMESTEAD)

Quitclaim Deed.

Allen Hollis

TO

Marion Talbot and

Sophonisba Preston Breckenridge,
joint tenants.

Records.

Received

8.000 M.

19

Recorded

Lib. 598 Fol. 180

Examined

W. K. Randolph

Register. X

Blanks printed and sold by
Courier Publishing Co., Rochester, N. H.



See 77
1st. cd. 10/87



Know all Men by these Presents,

That we, Marion Talbot and Sophonisba Preston Breckenridge, both of Chicago in the County of Cook and State of Illinois

for and in consideration of the sum of One Dollar and other valuable consideration us in hand before the delivery hereof, well and truly paid by A. F. Wentworth of Plymouth County of Grafton and State of New Hampshire

have remised, released and forever QUITCLAIMED, and by these presents do remise, release and forever quitclaim unto the said A. F. Wentworth his heirs and assigns forever. A certain tract or parcel of land situated in Holderness, County of Grafton and State of New Hampshire, bounded and described as follows, to-wit: Beginning at a stone post by the highway leading around the "Shepard Hill" by land now or formerly of Charles R. Cox on the north side of said highway; thence running in a northerly direction to a large rock with iron plug in it situate on the shore of the lake; thence following the shore of said lake in an easterly direction twelve rods, more or less, to a pine tree at corner of land hereby conveyed and land owned by the proprietors of the Asquam Hotel property; thence in a southerly direction following by the line of land owned by said proprietors to the highway before mentioned; thence following said highway westerly two (2) rods to bound begun at.



To have and to hold the said premises, with all the privileges and appurtenances thereto belonging, to the said A. F. Wentworth his heirs and assigns forever; and we do hereby covenant with the said A. F. Wentworth that we will warrant and defend the said premises to him the said A. F. Wentworth his heirs and assigns, against the lawful claims and demands of any person or persons claiming by, from or under us.

And I, wife of said for the consideration aforesaid, do hereby release my right of dower in said premises.

And we and each of us do hereby release all rights of HOMESTEAD, secured to us, or either of us, by Chapter 138 of the Public Statutes of New Hampshire, or by any other statute or statutes of said State.

In Witness Whereof, we have hereunto set our hand and seal this second day of May in the year of our Lord 1919
Signed, sealed and delivered in the presence of us:

Mabel Elyre
Ruth Busch

Marion Talbot
Sophonisba Preston Breckenridge

STATE OF NEW HAMPSHIRE,

SS.

May 2 A. D. 1919

Personally appeared the above named Marion Talbot and Sophonisba Preston Breckenridge and acknowledged the foregoing instrument to be their voluntary act and deed. Before me,

John F. Moulds

Notary Public ASSESSOR OF THE TREASURY

JOHN F. MOULDS, NOTARY PUBLIC
COOK COUNTY, ILLINOIS
COMMISSION EXPIRES JUNE 7, 1921.

(HOMESTEAD)

Quitclaim Deed.

Marion Talbot
and
Sophonisba Preston Breckenridge
TO

A. F. Wentworth

REGISTRY OF DEEDS
CRATON COUNTY
RECEIVED
MAY 15 1919
10:00 A.M.
WOODSVILLE N.H.
Received _____ 19__

Records.

Recorded Lib. 550 Fol. 157

Examined *[Signature]* Register. x

Blanks printed and sold by
Courier Publishing Co., Rochester, N. H.

Fee 78



KNOW ALL MEN BY THESE PRESENTS that THE ASQUAM HOUSE COMPANY, a Corporation organized and existing under the laws of the State of Maine and having its usual place of business at Portland, Maine, in consideration of One Dollar and other valuable considerations paid by Marion Talbot and Sophonisba Preston Breckenridge, joint tenants, both of Chicago, Cook County, State of Illinois, the receipt whereof is hereby acknowledged, does hereby convey, remise, release, and forever QUITCLAIM unto the said Marion Talbot and Sophonisba Preston Breckenridge, joint tenants, a certain parcel of land situate in Holderness, Grafton County, State of New Hampshire, bounded and described as follows, viz:

Beginning on the easterly side of the highway running from Holderness to Meredith and known as the Daniel Webster Highway at an oak stake, said stake marking the southwesterly corner of land now owned by the grantees and being thirty-three (33) feet southeasterly from an iron pipe marking the grantees' northwesterly corner; thence running north $37^{\circ}-52'-30''$ east along the line of land owned by the grantees three hundred and $79/100$ (300.79) feet to the center of a pine stump setting under the corner of the porch to the cottage of the grantees, said stump being on the shore of Lake Asquam at about high water mark; thence running southeasterly along the shore of said lake one hundred (100) feet to an oak stake about one (1) foot northeasterly from an eight inch oak tree witnessed; thence turning and running south $40^{\circ}-10'$ west along other land of the grantor two hundred eighty-four and $40/100$ (284.40) feet to an oak stake on the easterly side of the highway; thence turning and running northwesterly by the highway ninety (90) feet to the point of beginning.

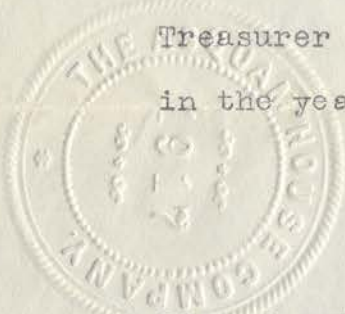
Being a portion of the same premises conveyed to The Asquam House Company by deed of Forest Products Company dated April 25, 1916 and recorded with Grafton County Deeds, Liber 523, Folio 429.

TO HAVE AND TO HOLD the granted premises, with all the privileges and appurtenances thereto belonging, to the said Marion Talbot

and Sophonisba Preston Breckenridge, joint tenants, and their heirs and assigns, to their own use and behoof forever.

AND we do hereby for ourselves and our successors and assigns COVENANT with the said grantees and their heirs and assigns, that the granted premises are free from all incumbrances made or suffered by said Corporation, and that we will, and our heirs, executors, and administrators shall, WARRANT AND DEFEND the same to the said grantees and their heirs and assigns forever against the lawful claims and demands of all persons claiming by, through, or under said Corporation.

IN WITNESS WHEREOF the said ASQUAM HOUSE COMPANY has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by W. Stedman Richards, its President and Robert Kent James, its Treasurer hereto duly authorized, this second day of November in the year one thousand nine hundred and twenty-six.



Signed and sealed in the presence of

Nathaniel F. Brewer to both
Charles Allison

THE ASQUAM HOUSE COMPANY
By

W. Stedman Richards
.....
President.

R. K. James
.....
Treasurer.

COMMONWEALTH OF MASSACHUSETTS

Suffolk ss.

November 5th

1926.

Then personally appeared the above named W. Stedman Richards, President and Robert Kent James, Treasurer and acknowledged the foregoing instrument to be the free act and deed of THE ASQUAM HOUSE COMPANY

Charles D. Dine
.....
Notary Public
Justice of the Peace

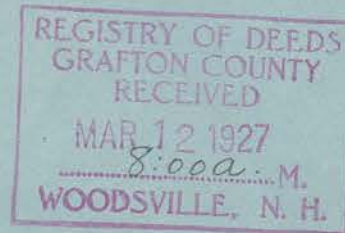
My commission expires *Oct. 31* 19*30*

QUITCLAIM DEED

THE ASQUAM HOUSE COMPANY

to

Marion Talbot et al



Recorded, Liber 598 Folio 459

Examined and
W. Randolph Registrar X

7 Dec 1.25
10
104.00 \$1.35

From the office of:

EDWARD T. HARRINGTON CO.
One State Street
Boston, Massachusetts



KNOW ALL MEN BY THESE PRESENTS, That I, Alvin F. Wentworth of Plymouth in the County of Grafton and State of New Hampshire, for and in consideration of One Dollar and other good and valuable consideration to me in hand before the delivery hereof, well and truly paid by Marion Talbot and Sophonisba Preston Breckenridge both of Chicago in the County of Cook and State of Illinois, the receipt whereof we do hereby acknowledge, have granted bargained and sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said Marion Talbot and Sophonisba Preston Breckenridge, or to the survivor of them, her heirs and assigns forever, a certain tract or parcel of land situated in Holderness, County of Grafton and State of New Hampshire, bounded and described as follows, to-wit:

Beginning at a stone post by the highway leading around the "Shepard Hill" by land now or formerly of Charles R. Cox on the north side of said highway; thence running in a northerly direction to a large rock with iron plug in it situate on the shore of the lake; thence following the shore of said lake in an easterly direction twelve (12) rods, more or less, to a pine tree at corner of land hereby conveyed and land owned by the proprietors of the Asquam Hotel property; thence in a southerly direction following by the line of land owned by said proprietors to the highway before mentioned; thence following said highway westerly two (2) rods to bound begun at.

TO HAVE AND TO HOLD the said premises, with all the privileges and appurtenances thereto belonging, to the said grantees, or to the survivor of them, her heirs and assigns forever and I do hereby covenant with the said Marion Talbot and Sophonisba Preston Breckenridge that I will warrant and defend the said premises to them the said Marion Talbot and Sophonisba

Preston Breckenridge, or to the survivor of them, her heirs and assigns forever, against the lawful claims and demands of any person or persons claiming by, from or under me.

And I, Blanche Wentworth, wife of the said Alvin F. Wentworth, in consideration aforesaid, do hereby relinquish my right of dower in the before mentioned premises.

And we and each of us do hereby release, discharge and waive all such other rights whatsoever in said premises, and in each and every part thereof, as our Family Homestead, as are reserved or secured to us or either of us by the statute of the State of New Hampshire passed July 4th, 1851, entitled "An act to exempt the Homestead of Families from attachment and levy or sale on execution," or by any other statute or statutes of said state.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this
1st day of *May* 1919.

Signed, sealed and delivered)
in the presence of us as
witnesses:

Mya K. K. K.

Alvin F. Wentworth

Blanche W. Wentworth



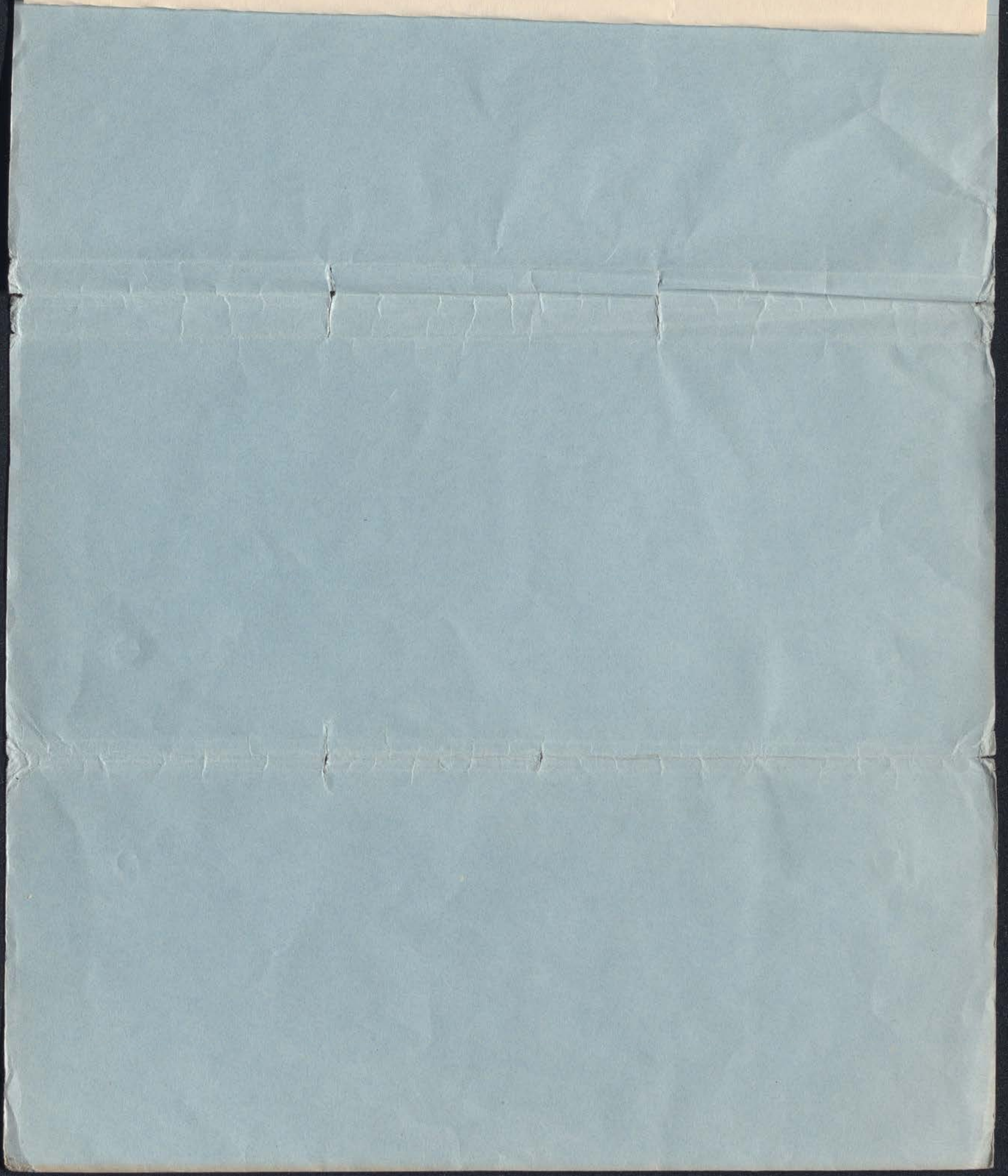
STATE OF NEW HAMPSHIRE, Grafton, SS

May 1, 1919

Personally appeared the within named Alvin F. Wentworth and Blanche Wentworth and acknowledged the foregoing instrument to be their voluntary act and deed, Before me,

William A. K. K.
Justice of Peace.

THE STATE OF NEW YORK
IN SENATE
JANUARY 10, 1906.
REPORT
OF THE
COMMISSIONER OF THE LAND OFFICE
IN RESPONSE TO A RESOLUTION
PASSED BY THE SENATE
MAY 1, 1905.
ALBANY: J.B. LIPPINCOTT & CO.,
PRINTERS, 1906.



Quitclaim Deed,
A. L. Wentworth
to
Marion Talbot
+
Sophoniba Preston Breckenridge



Recorded Liber 550 Folio 512

Examined by

Registrar X

Fee 88
Lupin card 10
98

HAZEN K. STURTEVANT
Attorney-at-Law
3-4 Bank Building Plymouth, N. H.

PLYMOUTH, N. H.

August 8, 1941

Miss Sophonisba P. Breckenridge
The School of Social Service Administration
The University of Chicago
Chicago, Illinois

Dear Miss Breckenridge:

Mrs. Mary Kimball has called me in regard to a letter she received from Miss Talbot requesting that the deeds be sent to you.

Enclosed please find deed of Hollis to Talbot and Breckenridge, deed of Asquam House Company to Talbot et als, deed of Charles L. Cox to Henry Talbot, deed of Henry Russell Talbot to Marion Talbot and yourself, deed of you and Miss Talbot to A. F. Wentworth and deed of A. F. Wentworth to Miss Talbot and you.

The last two deeds are the deeds which complicate matters and as you will see it is the dates in which the errors were made.

Very truly yours,

HAZEN K. STURTEVANT
L.

HKS:L
Encs.

HARRY K. STURTEVANT
Attorney-at-Law
3-4 Bank Building, Plymouth, N. H.

PLYMOUTH, N. H.
August 8, 1941

Miss Sophronia E. Brackenhage
The School of Social Service Administration
The University of Chicago
Chicago, Illinois

Dear Miss Brackenhage:

Mr. Harry Kimball has called me in regard to a letter
and received from Miss Talbot requesting that the deeds be
sent to you.

Enclosed please find deed of Hollis to Talbot and
Brackenhage, deed of August House Company to Talbot et al, deed
of Charles M. Cox to Henry Talbot, deed of Henry Russell
Talbot to Marion Talbot and yourself, deed of you and Miss
Talbot to A. F. Wentworth and deed of A. F. Wentworth to
Miss Talbot and you.

The last two deeds are the deeds which complicate matters
and as you will see it is the dates in which the errors were
made.

Very truly yours,

HARRY K. STURTEVANT
1.

MS:A
Encs.

HAZEN K. STURTEVANT
ATTORNEY-AT-LAW
3-4 BANK BLDG. PLYMOUTH, N. H.

TEL. PLYMOUTH 230

PLYMOUTH, N. H.
September 2, 1941

Miss Sophonisba Breckenridge
University of Chicago
School of Social Service Administration
Chicago, Illinois

Dear Miss Breckenridge:

Enclosed please find Bill in Equity which I would ask you and Miss Talbot to sign, have it sworn to before a Notary Public and return the same to this office as soon as convenient.

It was impossible to get this to you sooner as I could not find out exactly who the heirs of Alvin F. Wentworth were until such time as the list was recorded in the Grafton County Probate Records.

Very truly yours,

Hazen K. Sturtevant

HKS:L
Enc.

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Description of property

September 23, 1936

Dear Mrs. Overson:-

I have your letter of the 22nd. and have been to Miss Talbot's place and made notes of what I found. I am sure that you know the location, which is close by the shore, with an excellent view of the mountains. She has 300 feet on the shore and it is 300 feet back to the highway, with a good road to the house. There is a small, attractive, sheltered cove, which they use for bathing. This has a small sandy beach. *The land was 300 ft on the shore Beautiful The lot extends with*

This cove also makes a safe place for their boats. Small well kept lawn. Living room 20' x 21' with stone fireplace. 2 pairs of glass doors opening to front and side porches. Three large windows *large French* and looking toward lake and large door with glass, opening on to side porch and lawn.

Dining room 14' x 10' with fireplace. Four section mullion window on one side and large window on other side. The living room and dining room connect, *with French doors* draperies.

Kitchen 11'6" x 9' 2" two doors with glass and two windows. *alcove*

Combination Pyrofax gas and wood range for cooking. Hot and cold water. Bedroom facing lake 15' x 11' with double glass doors to front porch and three windows. Side bedroom 15' x 7½' Double glass doors and one window. Lavatory with running water in both bedrooms. *French French*

Bath room *with laundry tubs* Porch on lake side 48' long. *side porch*

Toilet *connected from bathroom and closets* Guest house 20' x 12' with two rooms, well supplied with glass doors and windows. Single car garage with ample room to add for more cars.

The buildings seem to be in good condition and to have been recently

(-1)

shingled with fire resisting shingles. Buildings are well screened.

The house is well furnished and I understand that furnishings are to go with the property when sold, including the piano and a canoe. *Down Van boat and Old Man*

I do recall that Miss Talbot mentioned that she would want to reserve a few personal items. Water is pumped from the lake with a ^{automatic electric} power pump and there is a ^{fine} nice well of spring water on the property. There is an outside stairway leading to an open chamber, which may be used for storage or it could be arranged for sleeping places. The rooms are well supplied with closets.

Since receiving your letter I have written Miss Talbot for her bottom price and as soon as I hear from her I will write you again.

If you decide to come up to look this property over, please let me know a day or two in advance and I will arrange to have the caretaker there.

Sincerely yours,

*Distance from Boston 125 miles
Overnight sleeper from New York 7:30 P.M. to 6:15 A.M.
The place is especially well adapted for a family with children. The sandy, sheltered beach is very safe.
The "little house" would make a ^{fine} work place for a professional or literary man.*

THE OFFICE OF THE SECRETARY OF THE ARMY

WASHINGTON, D. C.

1914

TO THE SECRETARY OF THE ARMY

FROM THE SECRETARY OF THE ARMY

SUBJECT: [Illegible]

[Illegible]

[Illegible]

[Illegible]

[Illegible]

[Illegible]

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[Illegible]

[Illegible]

[Illegible]

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[Illegible]

[Illegible]

[Illegible]

[Illegible]

[Illegible]

[Illegible]

[Illegible]

Know all Men by these Presents,

That we

Charles B. Cox of Holderness, County of Grafton and State of New Hampshire and
Ida M. Wife of said Charles B. Cox

for and in consideration of the sum of Seventy five dollars
to us in hand before the delivery hereof well and truly paid by Henry Russell Talbot
of Buxton County of Suffolk and Commonwealth of Massachusetts
the receipt whereof we do hereby acknowledge, have granted, bargained and sold, and by these presents do give,
grant, bargain, sell, alien, enfeoff, convey and confirm unto the said Henry Russell Talbot his
heirs and assigns forever,

A certain tract or parcel of land situate in said
Holderness, bounded and described as follows
to wit: beginning at a Stone Post - by the Highway
leading around the "Shepard Hill" by land of
said Cox on the north side of said Highway, thence
running in a northerly direction to a large
rock with an Iron Plug in it - situate on the shore
of the Lake, thence following the shore of said Lake in
an easterly direction twelve rods more or less to a pine
tree at corner of land hereby conveyed and land owned
by the proprietors of the Aqueduct Hotel property, thence
in a southerly direction following by the line of
land owned by said proprietors to the Highway
before mentioned, thence following said Highway
westerly two rods to bound began at.

To have and to hold the said granted premises, with all the privileges, and appurtenances to the same
belonging to him the said Henry Russell Talbot
and his heirs and assigns, to his and their only proper use and benefit forever. And I the said
Charles B. Cox and my heirs, executors and administrators
do hereby covenant, grant and agree, to and with the said Henry Russell Talbot
and his heirs and assigns that until the delivery hereof I am the lawful owner of
the said premises, and am seized and possessed thereof in my own right in fee simple; and have full
power and lawful authority to grant and convey the same in manner aforesaid; that the premises are free
and clear from all and every incumbrance whatsoever; and that I and my heirs, executors and admin-
istrators, shall and will WARRANT and DEFEND the same to the said Henry Russell Talbot
and his heirs and assigns, against the lawful claims and demands of
any person or persons whomsoever.

And I, Ida M. Cox wife of the said Charles B. Cox in
consideration aforesaid, do hereby relinquish my right of dower in the before mentioned premises.

And we and each of us do hereby release, discharge and waive all such rights of exemption from attachment and levy or sale
on execution, and such other rights whatsoever in said premises, and in each and every part thereof, as our Family Homestead, as are
reserved, or secured to us, or either of us, by the statute of the State of New Hampshire, passed July 4, 1851, entitled "An Act to exempt
the Homestead of families from attachment and levy or sale on execution," or by any other statute or statutes of said State.

In Witness Whereof we have hereunto set our hands and seals this 15th day of
September in the year of our Lord 1886.

Signed, sealed and delivered in presence of us:

W B Whitten
Ida A. Willoughby

Ida M. Cox
Charles B. Cox



State of New Hampshire, Grafton ss. September 15th A. D. 1886
Personally appeared the above named Charles B. Cox and Ida M. Cox
and acknowledged the foregoing instrument to be their voluntary act and deed - Before me:

W B Whitten Justice of the Peace

[HOMESTEAD.]

WARRANTY DEED.

Charles B. Cobb

TO

Henry J. Cobb



Records.

Received

18

Recorded *Lib. 388 - Fol. 376*

Examined

W. A. Cobb

Register.

C
O
P
Y

STATE OF NEW HAMPSHIRE

GRAFTON, SS.

SUPERIOR COURT

Marion Talbot and Sophonisba
Preston Breckenridge

vs

Roger S. Wentworth and Blanche
M. Wentworth

DECREE

It is hereby decreed that the conveyance from Marion Talbot and Sophonisba Preston Breckenridge to Alvin F. Wentworth, dated May 2, 1919 and recorded in Grafton County Records, Book 550, Page 157, ----- that the said property is hereby disencumbered from any claim which Alvin F. Wentworth or his heirs may have upon it; that the title to the said property is vested in Marion Talbot and Sophonisba Preston Breckenridge; that this decree be recorded in Grafton County Records And indexed as a conveyance from Alvin F. Wentworth to Marion Talbot and Sophonisba Preston Breckenridge.

Amos N. Blandin, Jr.
Justice of the Superior Court

ESTIMATE OF VALUE

With allowance for deterioration

100 feet at \$15.00	\$1,500.00	
200 feet at \$25.00	<u>5,000.00</u>	
	\$6,500.00	\$6,500.00

Improvements:

Road, well, sewerage, grading 1,000.00

House (2 chimneys)

electric fixtures, plumbing, electric pump . . 3,000.00

Little house, garage, 9 x 12 tent,

Penn Yan boat, Oldtown canoe 1,000.00

Furnishings, including:

Kelvinator refrigerator, Pyrofax stove,

Pyrofax tank, tools, lawnmower, piano,

china, fire sets, ordinary furniture,

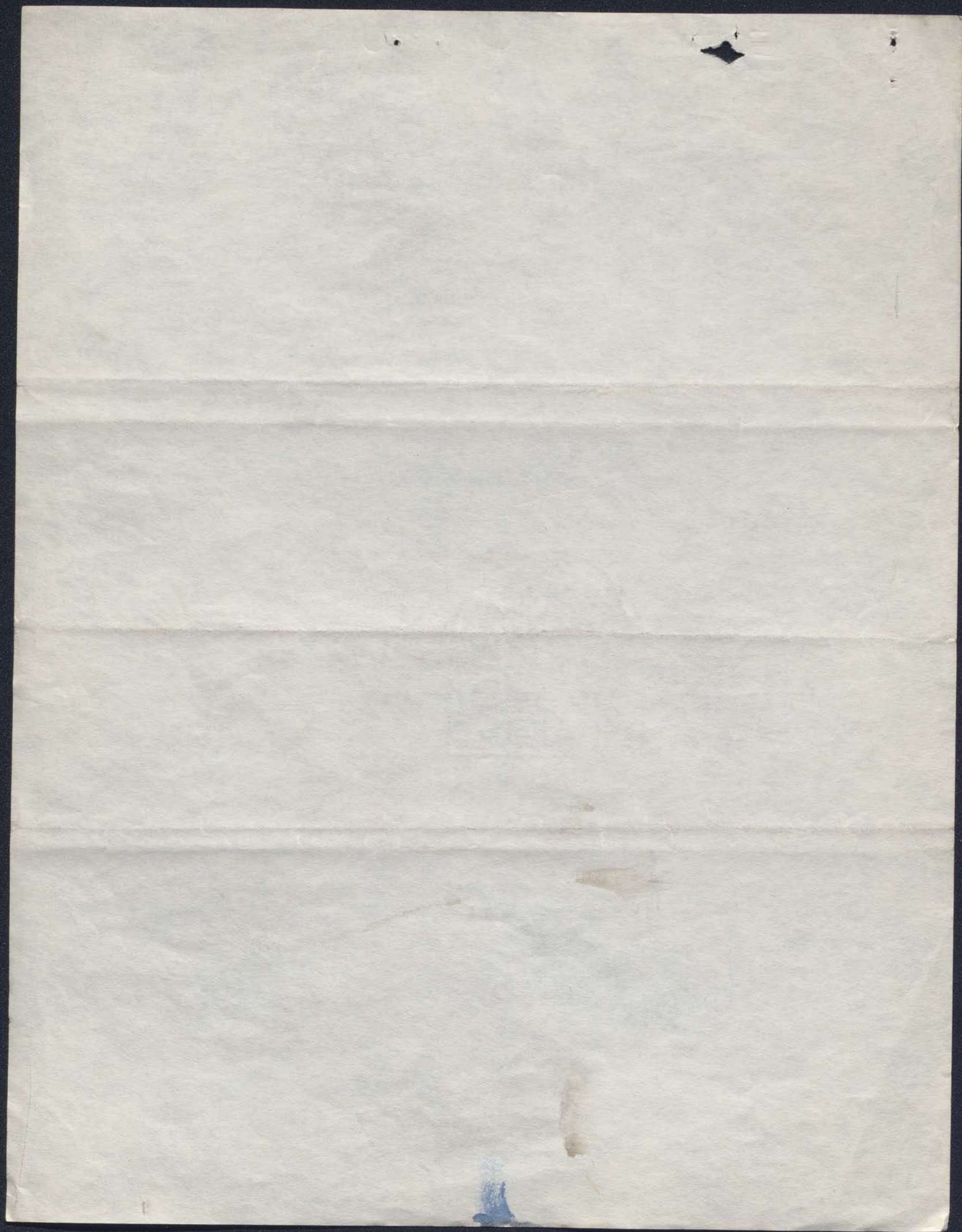
library, rugs, draperies 1,200.00

\$12,700.00

Price \$12,000, one-half cash.

Miss Talbot
Dough 5105

12000
<u>5</u>
600
300



The Ayer Company

REALTORS
PLYMOUTH, N. H.

Mary W. Kimball



PHONE 284

Charles J. Ayer

Commission on sale of "PINE TREE COVE"

\$500

Received payment,

Dec 2, 1941

THE AYER COMPANY

By *Mary W. Kimball*
Mary W. Kimball

Sales price \$5000.

Richard L. Curren

HAZEN K. STURTEVANT
ATTORNEY-AT-LAW
3-4 BANK BLDG. PLYMOUTH, N. H.

TEL. PLYMOUTH 230

PLYMOUTH, N. H.
February 11, 1942

Miss Marion Talbot
5758 Kenwood Avenue
Chicago, Illinois

Dear Madam:

I have not yet received from you a request for a receipted statement of the costs in connection with the clearing of the title to your former property.

I accordingly enclose a receipted statement.

In as much as I did not receive a check from you I did not give you a receipt. I trust that the matter is now completely explained to you and that you have the receipts which you wish.

Very truly yours,

Hazen K. Sturtevant
L,

HKS:L

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100-100000-100

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HAZEN K. STURTEVANT
ATTORNEY-AT-LAW
3-4 BANK BLDG. PLYMOUTH, N. H.

TEL. PLYMOUTH 230

PLYMOUTH, N. H.
February 11, 1942

To: Marion Talbot and Sophonisba Breckenridge
Chicago
Illinois

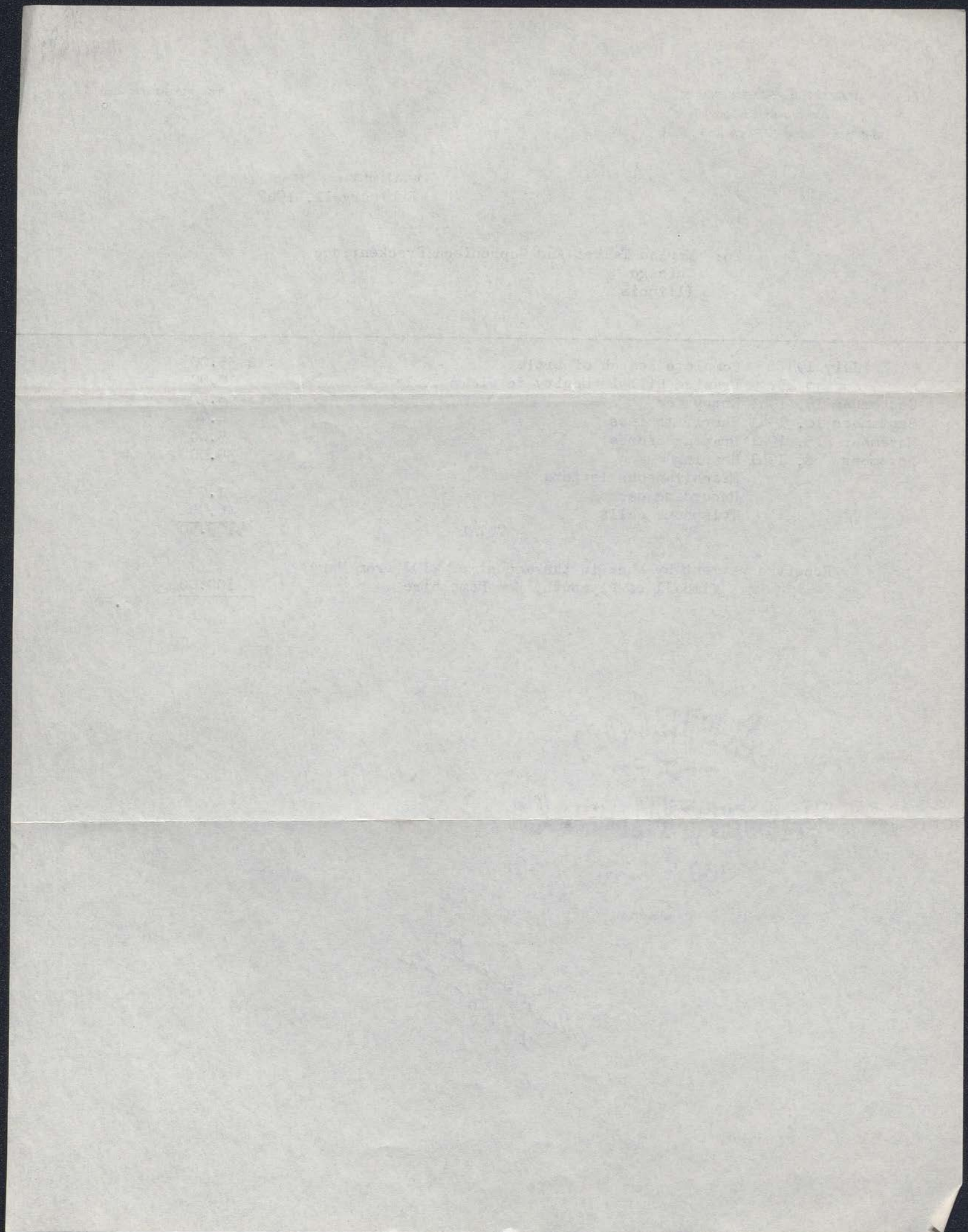
July 1941	Complete search of title	\$ 35.00
August 23,	Drawing Bill in Equity to clear title	10.00
September 15, 1941	Entry fee	3.20
September 16, 1941	Sheriff's fees	8.70
November 15, 1941	Drawing decree	5.00
November 8, 1941	Hearing	35.00
	Miscellaneous letters	
	Recording decree	1.70
	Telephone calls	6.90
	TOTAL	<u>\$105.50</u>

Received payment by check in the amount of \$100 from Mary
Kimball of Plymouth, New Hampshire

100.00

\$5.50

*check sent
2-13-42*



Antithus set

Miss
Manning
Talbot

Pine Tree Cove, Holderness N.H.

DESCRIPTION OF PROPERTY

The land has 300 feet on the shore, with a beautiful view of the mountains. The lot extends 300 feet back to the ^{State Road} highway, with a good road to the house. There is a small, attractive, sheltered cove, with a sandy beach.

This cove also makes a safe place for boats.

The lot is for many reasons the most desirable on Lake Ossipee

There is a small well kept lawn. Living room 20' x 21' with large stone fireplace. Two pairs of French doors opening to front and side porches. Three large windows looking toward lake and large door with glass, opening on to side porch and lawn.

Dining room 14' x 10' with fireplace. Four section mullion window on one side and large window on other side. The living room and dining room connect, with portières.

Kitchen 11'6" x 9'2", two outside doors with glass and two windows. Combination Pyrofax gas and wood range for cooking. Hot and cold water.

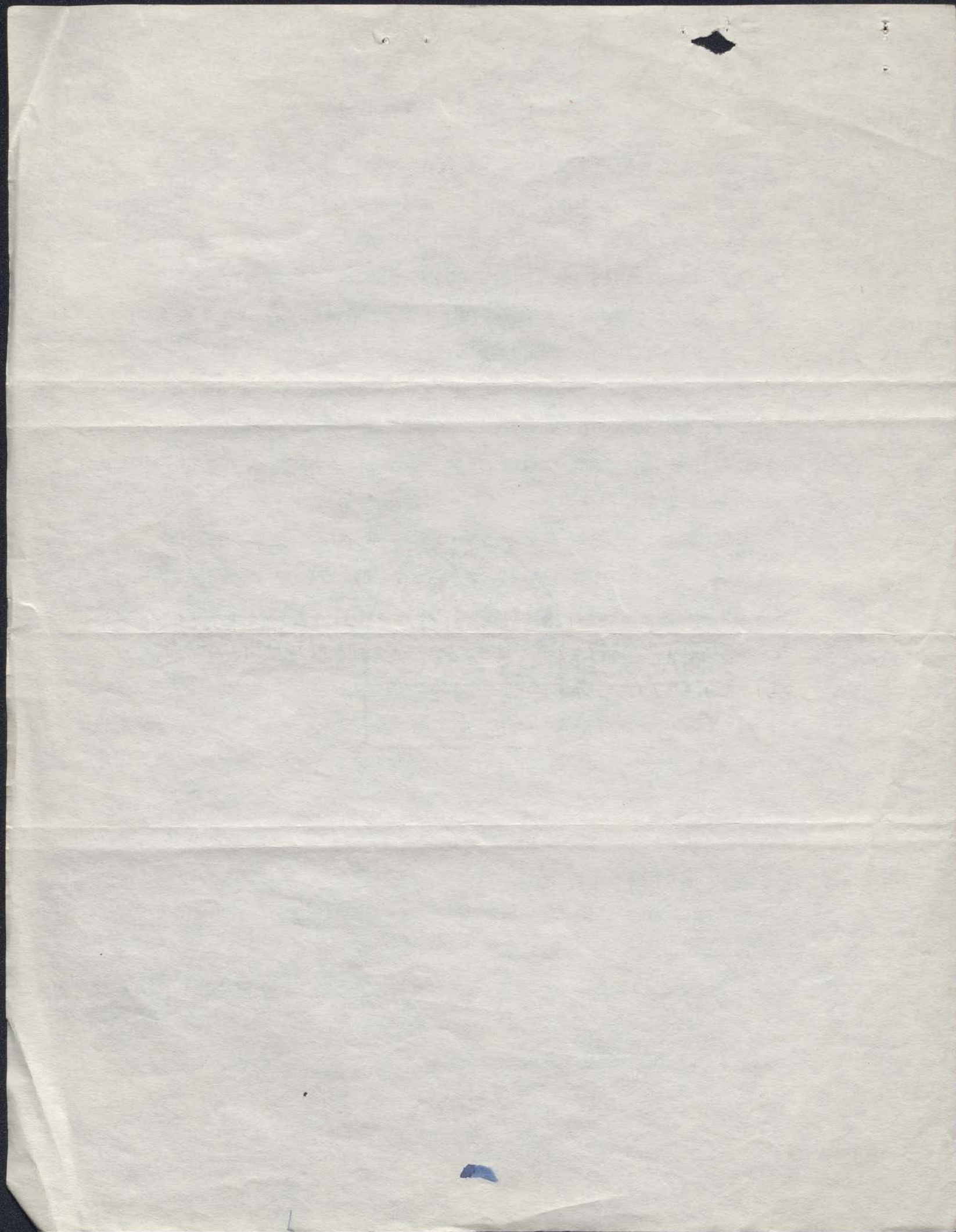
Bedroom facing lake 15' x 11' with French doors to front porch and three windows. Side bedroom 15' x 7-1/2' French doors and one window. Lavatory with running water in both bedrooms.

Bath room with laundry tubs.

Porch on lake side 48' long.

Toilet reached from bathroom and from side porch.

Guest house 20' x 12' with two rooms and closets, well supplied with glass doors and windows. Single car



garage with ample room to add for more cars.

The buildings are in good condition and have been shingled with fire resisting shingles. Buildings are well screened.

The house is furnished.

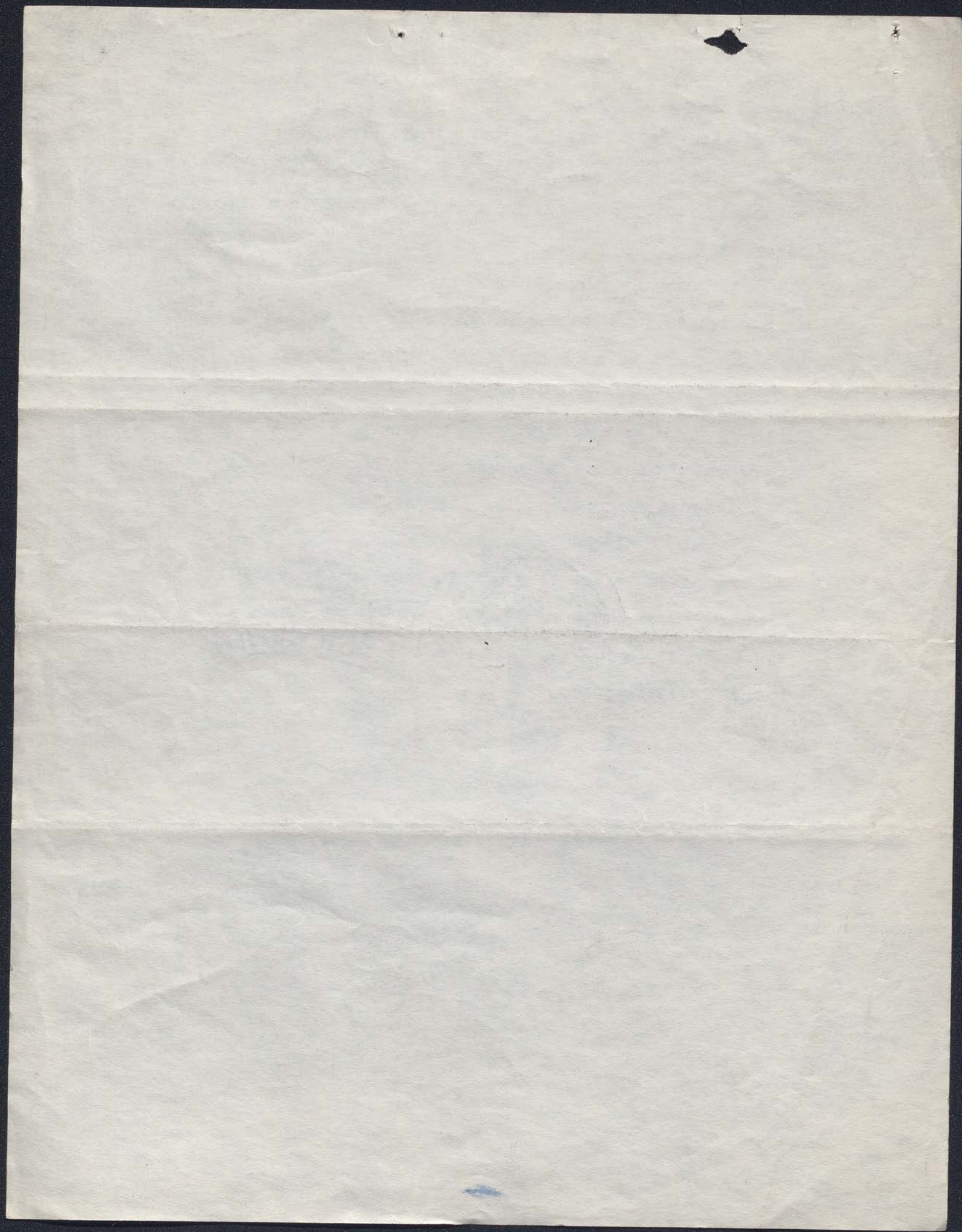
Water is pumped from the lake with an automatic electric pump and there is a fine well of spring water on the property.

There is an outside stairway leading to a large open chamber, which may be used for storage or it could be arranged for sleeping places. The rooms are well supplied with closets.

Distance from Boston 125 miles. *State road*

Overnight sleeper from New York, 7:30 P.M. to 6:15 A.M.

The place is especially well adapted for a family with children. The sandy, sheltered beach is very safe. The "little house" would make a quiet work place for a professional or literary man.



O. A. BROWN

ASHLAND - NEW HAMPSHIRE

GENERAL STORE Since 1882

REAL ESTATE Since 1918

September 23, 1936

Dear Miss Talbot:-

This morning I received a letter from Mrs. R. H. Overson of Brookline, Mass, telling me that her Brother, Stephen Sabine, told her that I had your place at Squam Lake, for sale, and asking me to let her know (and here I am quoting her)"exactly what the camp consists of & her bottom price?"

So I have been to Clarence Perking, got the key and made a full description of land and buildings and sent it to Mrs. Overson tonight. I assume that Mrs. Overson would expect to pay in full, if she buys any place at Squam. I had some talk with her last summer.

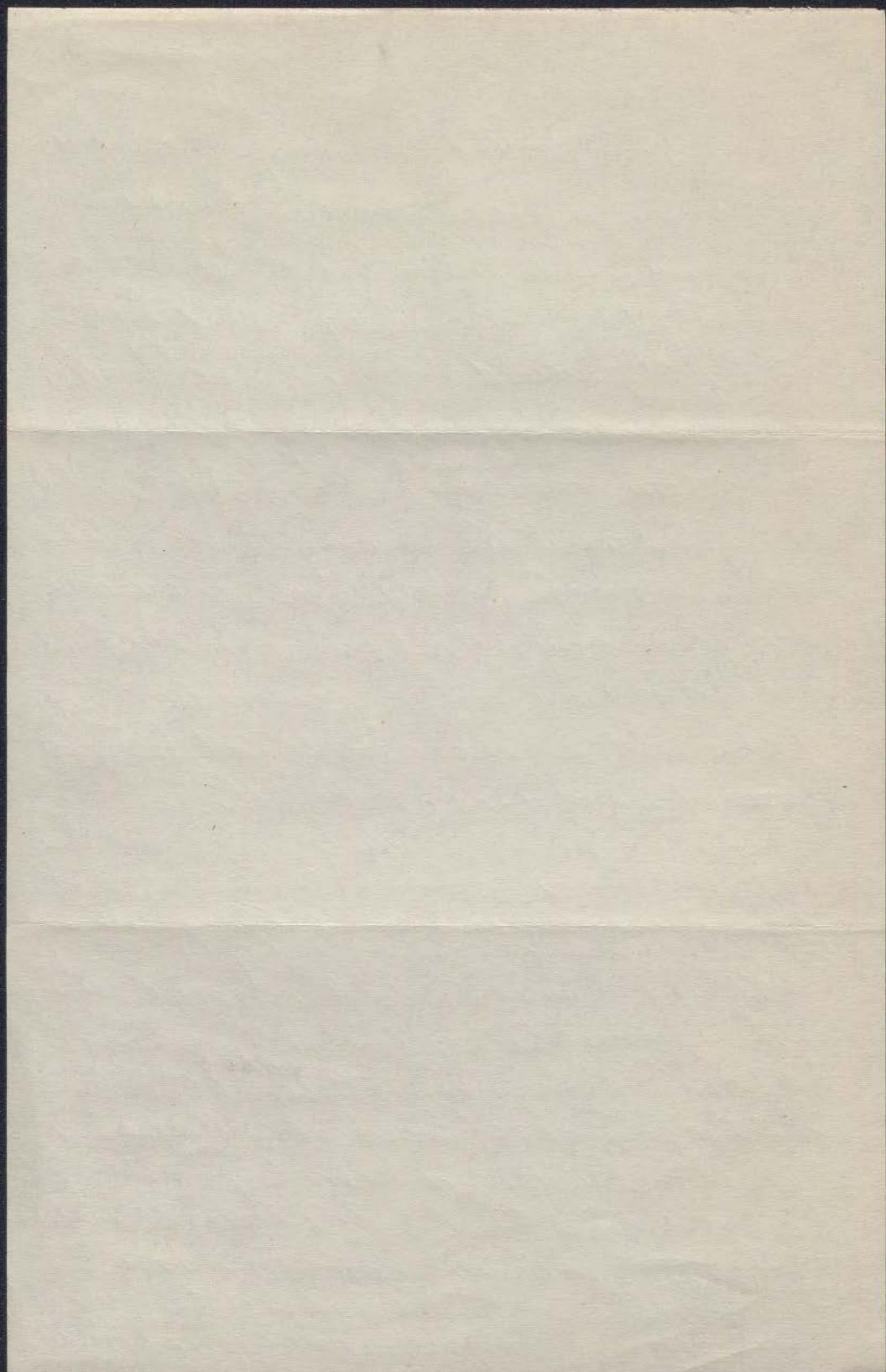
I am sure that you know the family. She was Catharine Sabine and I recall that her father and mother were for many summers, at your father's place in Holderness. If you will write me your bottom price and anything else that you wish to say to me, I will treat it as confidential, as far as you wish me to do so.

Sincerely yours,

Ora A. Brown

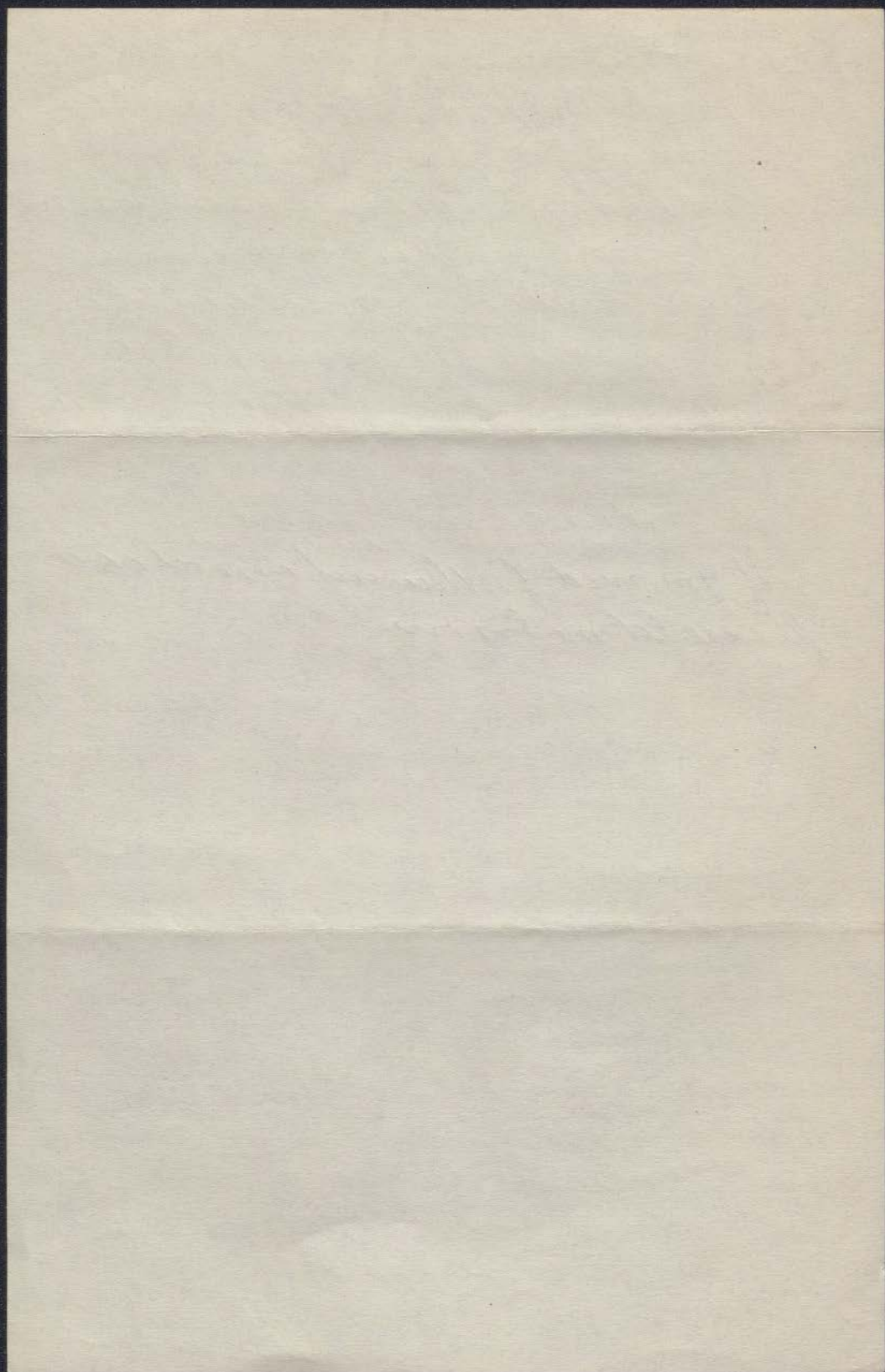
P.S. You have asked if you are right in thinking that the commission of five per cent covers all your expenses incurred in making the sale and transferring the property. I believe you are quite right. I know of no other expense, excepting the small fee which your attorney would ~~make~~ charge for making deed from you to the people to whom you sell.

Ora A. Brown



tent house
the garage, electric refrigerator, electric pump, gasolene stove & heater equipment for care of place such as tools, lawn mower, wheelbarrow as well as many other conveniences. I then deducted a considerable sum from the total, giving the amount named. ~~for which~~ I am sure is much less than it would cost to secure first hand.

If you need further information please let me know.



HARDWARE
BUILDERS' SUPPLIES
MECHANICS' TOOLS

STAPLE AND FANCY GROCERIES
DRY GOODS AND FURNISHINGS
SHOES AND RUBBERS

O. A. BROWN
GENERAL STORE
ASHLAND, NEW HAMPSHIRE

September 29, 1936

Dear Miss Talbot:-

Thank you for your letter just received.

I am enclosing herewith, copy of letter to Mrs. Overson, describing your property. It seemed to me that if I sent your letter, just received to Mrs. Overson, that with this and the description which I had sent her (copy of which I am sending you) it would be the best way to get at the matter of sale, if Mrs. Overson is really interested to buy, so I have sent her your letter.

I will keep you informed if progress is made.

On the day I received Mrs. Overson's inquiry about your place, I showed your place to a clergyman and his wife, from Northampton Mass. Their names are Mr. & Mrs. Andrew Burns Chalmers. Mrs. Chalmers was a Miss Scattergood from Philadelphia. They like your place very much but are looking for something less expensive.

Sincerely yours,

O. A. Brown

STATE AND COUNTY OFFICIALS
AND THE PUBLIC
ARE REQUESTED TO
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CLERK OF THE
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OFFICE OF THE
CLERK OF THE
COURT
MASSACHUSETTS

ROBERT G. WAKEFIELD
ATTORNEY AT LAW
KIDDER BUILDING
PLYMOUTH, NEW HAMPSHIRE

April 26, 1937.

Mrs. Marion Talbot,
5717 Kimbark Avenue,
Chicago, Illinois.

My dear Mrs. Talbot:

I am in receipt of your letter dated
April 24th in which you ask if I would arrange for
the legal transfer of your property on Squam Lake in
the event of a sale.

I shall be very pleased to do whatever work
you may wish to have done.

Very truly yours,

Robert G. Wakefield

RGW/H

ROBERT G. WAXFIELD
ATTORNEY AT LAW
NEW HAVEN, CONNECTICUT
BY APPOINTMENT OF THE COURT

1891

1891

1891

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1891