KNOW ALL MEN BY THESE PRESENTS, That we, Henry Russell Telbot and Mary M. Telbot, 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 Marion Telbot of Chicago, Cook, Ill., and Sophonisba Bristow, of said Chicago, Cook, 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 Telbot and Sophonisba Bristow, 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 granthou
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 Bixton

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 Bixton.

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-

ners:

[Signatures]

Mary M. Talbot
STATE OF OREGON,  
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.

[Signature]

My commission expires:

[Signature]

Notary Public for Oregon.
Warranty Deed.

Henry Russell Talbot
and wife

To
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 Breckinridge, 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 Breckinridge, 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°52'40" east along the line of land owned by the grantees three hundred and 79/100 (200.79) 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 northwesterly 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 415. 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 Breckinridge, joint tenants, their assigns forever; and I do hereby covenant with the said Marion Talbot and Sophonisba Preston Breckinridge, joint tenants, that I will warrant and defend the said premises to them, 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 hands and sealed this fifth day of March in the year of our Lord 1927

\[Signature\]

STATE OF NEW HAMPSHIRE. Merrimack SS. March 5, A.D. 1927

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,

\[Signature\]

Notary Public.
(HOMESTEAD)

QUITCLAIM DEED.

Allen Hollis
TO
Marion Talbot and
Sophonias Preston Brackenridge, joint tenants.

Received 3.00a. M. WOODSVILLE, N.H. 10
Recorded Lib. 598 Fol. 180

Examined

Blanks printed and sold by
Courier Publishing Co., Rochester, N. H.
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. P. Wentworth of Plymouth

County of Grafton and State of New Hampshire

have remised, released and forever QUIETCLAIMED, and by these presents do remise, release and forever quitclaim unto the said A. P. Wentworth, his

heirs and assigns forever. A certain tract or parcel of land situated in

Helderness, 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
d eleven rods, more or less, to a pine tree at corner of land hereby conveyed

and land owned by the proprietors of the Aquam Hotel property; thence in

d southerly direction following by the line of land owned by said proprie-
tors 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 belong-
ing, to the said A. P. Wentworth, his

heirs and assigns forever; and we do hereby covenant with the said A. P. Wentworth, that we will warrant and defend the said premises to him

the said A. P. 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 hands and seals this second day of May in the year of our Lord 1919.

[Signature]

STATE OF NEW HAMPSHIRE,

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,

[Signature]

Notary Public

A.D. 1919
(Homestead)

Quitclaim Deed.

Marion Talbot
and
Sophonisba Preston Breckenridge

TO

A. E. Wentworth

REGISTER OF D. 93
GRIFFIN COUNTY
RECEIVED
MAY 1, 1919
10:25 A.M.
WOODVILLE, N.H.

Received

Recorded Lib. 550 Fol. 157

Examined

Register

(Blanks printed and sold by
Cozzens Publishing Co., Rochester, N.H.)
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°-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°-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 behalf 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 suf-
fered by said Corporation, and that we will, and our heirs, execu-
tors, and administrators shall, WARRANT AND DEPEND the same to the
said grantees and their heirs and assigns forever against the law-
ful 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

[Signatures]

THE ASQUAM HOUSE COMPANY
By

W. Stedman Richards
President

Robert Kent James
Treasurer

COMMONWEALTH OF MASSACHUSETTS

Suffolk as.

November 22, 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

before me

[Signature]

Notary Public

My commission expires: Oct. 31, 1926
QUITCLAIM DEED

THE ASQUAH HOUSE COMPANY

to

Marion Talbot et al.

REGISTRY OF DEEDS
GRANTON COUNTY
RECEIVED
MAR. 12 1927
WOODVILLE, N. H.

Recorded, Line 598 Folio 459

From the office of:
EDWARD T. HARRINGTON CO.
One State Street
Boston, Massachusetts

WALTER M. FLINT
LAW OFFICE
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:

Alvin F. Wentworth
Blanche W. Wentworth

STATE OF NEW HAMPSHIRE, Grafton, SS
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. Winnin
Justice of Peace.
SIXTH SQUADRON - 8 1/2 X 11

To: Chief of Staff

From: Squadron 6

Date: 11/29/XX

Subject: Request for Additional Personnel

I am writing to request additional personnel for our squadron. Our current编制 is insufficient to meet the demands of the mission.

We are currently responsible for [specific tasks or responsibilities]. With the increased workload, we are finding it challenging to maintain our current standards.

I estimate that we need [number] additional personnel to adequately handle the current workload. This will not only improve our efficiency but also ensure the safety and success of our operations.

I am attaching a detailed list of our current staff and the gaps we need to fill. We are willing to provide any necessary training to new personnel.

Thank you for your consideration. I look forward to your prompt response.

Sincerely,

[Signature]

[Name]

[Position]
PLYMOUTH, N. H.
August 8, 1941

Miss Sophonisba F. 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 Holliis to Talbot and Breckenridge, deed of Asquam House Company to Talbot et al., 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.
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

Enc.
Dear Mrs. Overton:

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.

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 all 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, draperies.

Kitchen 11’6” x 9’1” two 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 double glass doors to front porch and three windows. Side bedroom 15’ x 7’ ½ Double glass doors and one window. Lavatory with running water in both bedrooms.

Bath room. Porch on lake side 48’ long. Toilet reached from bathroom and main doors. 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
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.

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 power pump and there is a 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. 6:15 A.M.

The place is especially well adapted for a family with children. The sandy, sheltered beaches is very nice. The little house would make a good working place for a professional or retired man.
[Text not visible due to image quality]

[Red markings on the page]

[Page numbers 188 and 189 visible at the bottom]
Know all Men by these Presents,

That we

Charles K. Cole of Holderness, County of

Strafford and State of New Hampshire, on

the 27th day of May, 1885, Mrs. of said Charles K. Cole

for and in consideration of the sum of

the said

receipt whereof I hereby acknowledge, have granted, bargained and sold, and by these presents do, give,

I hereby do

grant, bargain, sell, alien, endow, convey and confirm unto the said

heirs and assigns forever

To have and to hold the said granted premises, with all the privileges, and appurtenances to the same

belonging to

and his successors, assigns, to

and their only proper use and benefit forever. And

the said

and the heirs, executors and administrators

do hereby covenant, grant and agree, to and with the said

and his heirs and assigns that until the delivery hereof

the lawful owner of

the said premises, and all seized and possessed thereof in

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

and his heirs, executors and administrators, shall and will warrant and defend the same to the said

and the heirs and assigns, against the lawful claims and demands of

any person or persons whatsoever.

And I, Charles, Cole

in consideration aforesaid, do hereby relinquish my right of dower in the before mentioned premises.

And we each of us do hereby release, discharge and waive all such rights of exemption from attachment and levy or sale on execution, and every other right whatsoever in said premises, and in each and every part thereof, as our Family Homestead, as are hereby or aforesaid to be, or which are by the statute of the State of New Hampshire passed July 4, 1831, 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

have hereunto set our hands and seal this 27th day of

September in the year of our Lord 1885.

Signed, sealed and delivered in presence of


State of New Hampshire, ss.

Personally appeared the above named

and acknowledged the foregoing instrument to be

a voluntary act and deed — Before me:

Justice of the Peace

Edison C. Eastman, Publisher & Stationer, Concord, N. H.
WARRANTY DEED.

CHILDS & COX.

TO

Warranted as follows:

Received

Recorded Lib. 358 - Dec. 34.

Examined

W.J. Colb

Register.
STATE OF NEW HAMPSHIRE

GRAFTON, SS.

SUPERIOR COURT

Marion Talbot and Sophonisba Preston Breckenridge

vs

Roger S. Wentworth and Blanche H. 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 $16.00 $1,600.00
200 feet at $28.00 $5,600.00
            $7,200.00
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,
Pena Ven 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 Tallot
Down 5705

12000

600

300
Commission on sale of "PINE TREE COVE" $500

Received payment, Dec 2, 1941
THE AYER COMPANY
By Mary W. Kimball

Sales price $5000.
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]
To: Marion Talbot and Sophonisba Breckenridge  
Chicago  
Illinois

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<tr>
<th>Date</th>
<th>Description</th>
<th>Amount</th>
</tr>
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<tr>
<td>July 1941</td>
<td>Complete search of title</td>
<td>$35.00</td>
</tr>
<tr>
<td>August 23, 1941</td>
<td>Drawing Bill in Equity to clear title</td>
<td>$10.00</td>
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<tr>
<td>September 15, 1941</td>
<td>Entry fee</td>
<td>$3.20</td>
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<tr>
<td>September 16, 1941</td>
<td>Sheriff's fees</td>
<td>$6.70</td>
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<td>November 15, 1941</td>
<td>Drawing decree</td>
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<td>November 8, 1941</td>
<td>Hearing</td>
<td>$35.00</td>
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<td>Recording decree</td>
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<td>Telephone calls</td>
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<td><strong>TOTAL</strong></td>
<td><strong>$105.50</strong></td>
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</table>

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

$100.00   $5.50
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 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. There is a small well-kept lawn. Living room 20' x 31' 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 portieres.

Kitchen 11'6" x 9'9", 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 40' 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. Stated.

Overnight sleeper from New York, 11:30 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.
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 Perkins, 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,

[Signature]

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.
O. O. Brown

It would be very gratifying to me if my place were to pass into the hands of a member of the Sabine family, so I know they would keep up the standards of the neighborhood. If you had send me a copy of the description you gave, I might be able to supplement it in a way that would keep a possible purchaser. There are a few many details we omitted in our conference, as for example the 9 x 12 foot horse which until this year I have used for pests. Realizing that a fairer price for the property could not be timely and being unwilling to be a party to any haggling, I have fixed the price as low as possible viz. twelve hundred dollars, judging from other property and the very exceptional advantages of the lot for the use of a family. I estimated the price of the land, added all the improvements such as road grading, fence well, the house and little homes, with complete equipment of farm lands.
tent, house, garage, electric refrigerator, electric pump, power saw, stone & 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 $250.00 or much less than it would cost to secure first hand. If you need further information please let me know.
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
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,

[Signature]

RGW/H