

GENERAL CORRESPONDENCE

1875 MAY 1 - 31

FOLDER NO.

4-8

JAMES J. HILL PAPERS

PLEASE RETAIN
ORIGINAL ORDER

[May 11, 1875]

Memorandum of agreement entered into this first day of May A.D. 1875 between Chauncey W. Griggs of the City of Saint Paul in the State of Minnesota party of the first part and James J. Hill of the same place party of the second part witnesses:

The party of the first part, in consideration of the sum of Thirty five thousand three hundred & ninety three & $\frac{12}{100}$ dollars to him in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, doth hereby bargain, sell, assign, transfer, convey & set over to the party of the second part all of his right, title, interest claim & demand both in law & equity, of, in & to all and singular the Copartnership property & firm assets, both personal and real, of every name and kind, and wheresoever situated, belonging to the firm of Hill, Griggs & Co., or in or to which said firm have any right, title or interest legal or equitable, the said firm being composed of the parties of the first and second

part and one George S. Acker
as Copartners under the said
firm name of Hill, Griggs
& Co. & from which said firm
the said party of the first part
herby withdraws & Retires. It is
understood that the party of the
first part will execute & deliver
to the party of the second part
good and sufficient deeds of
conveyance, but without
covenants, for all and singular
the Real estate belonging to
said Copartnership from
the legal title whereof is now
in him,

It is also understood that this
sale & transfer shall carry all
the interest which the party of
the first part has, either
legal or equitable, in & to all
contracts, whether in writing
or otherwise, and all business
arrangements, wherein the
said firm of Hill, Griggs & Co
have any right title or
interest, including that
certain wood contract between
the parties of the first & second

part, and one William B Newcomb and one John A. Armstrong, bearing date August 25th 1869, and continued between the parties of the first and second part, the said John A. Armstrong and the said George S. Acker by an instrument in writing, bearing date January 1st 1872.

This sale and transfer however does not include certain accounts which have been charged back to the individual accounts of the parties of the first and second part which accounts were made prior to the admission of the said George S. Acker to the present firm of Hill, Gigg & Co., and it is also understood, any thing hereinafter contained to the contrary notwithstanding, that the parties of the first and second part shall be equally liable for any and all indebtedness (if any there be) outstanding against the old firm of Hill, Gigg & Co. either for transportation or Pembina

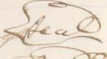
part and one George S. Acker

merchandise, & for any and all liability now against said old firm on account, or growing out, of said transportation or Kumbina merchandising business.

The party of the second part hereby assumes all the indebtedness and liability of the said firm of Hill, Griggs & Co. as the same appears upon the books of said firm, so far as the party of the first part is concerned, and hereby agrees to indemnify and hold the party of the first part forever harmless therefrom; the liability so assumed and indemnified against shall include & cover all indebtedness and liability growing out of any of the contracts or business arrangements aforesaid including the said Wood Contract.

Witness Our hands & seals, the day & year first aforesaid. Executed in duplicate.

Signed sealed
& delivered in

Chauncy W. Griggs 
James J. Hill 

Presented by
Jas. J. Clark
J. H. Harrison

parties of the first and second

Contract

C. H. Griggs
with
James J. Hill

In Duplicate

assigns, to pay said sum of money above specified, at the time and in the manner above mentioned, together with all costs and expenses if any there shall be, and also in case of the foreclosure of this mortgage, the sum of Twenty five Dollars, as Attorney's fees, in addition to all sums and costs allowed in that behalf by law, which said sum is hereby acknowledged and declared to be a part of the debt hereby secured, and which shall be assessed and payable as part of said debt, and that they will pay all taxes and assessments of every nature, that may be assessed on said premises or any part thereof, previous to the day appointed by law for the sale of lands for Town, City, County or State Taxes.

In Testimony Whereof, The said parties of the first part, have hereunto set their hands and affixed their seals, the day and year first above written.

Signed, Sealed and Delivered in Presence of

L. V. Kipter

Witnesses.

Chas. Potter

Ludwig Böplke
Christina ^{her} Böplke
mark

State of Minnesota.

County of Wright ss. I,

within and for said County, do hereby certify that on this first day of May 1st A. D. 1875, personally came before me Ludwig Böplke Christina Böplke his wife

to me well known to be the same persons described in and who executed the foregoing instrument, and they each acknowledged that they executed the same freely and voluntarily for the uses and purposes therein expressed. Witness my hand this first day of May A. D. 1875.

Chas. Langer
Justice of the Peace

MORTGAGE DEED.

Ludwig Böplke and
wife

TO

Chas. W. Griggs

STATE OF MINNESOTA,

County of Wright ss.

I hereby certify that the within Mortgage Deed was filed in this office for record on the 3rd day of May A. D. 1875 at 1 o'clock P. M., and was duly recorded in Book "K" of Mortgages, on pages 27 & 28

Lyn Gutzwiller
Register of Deeds

By

41 First Print Co., St. Paul, Minn.

J. F. McNeil
Deputy

This Indenture, Made this Twenty ninth day of April in the year of our Lord one thousand eight hundred and seventy five between Ludwig Bohle his wife Christina Bohle parties of the first part, and Chauncey H. Shique

parties of the second part, WITNESSETH, that the said parties of the first part, for and in consideration of the sum of One Hundred & Forty Seven & 50/100 Dollars, to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, do by these presents, GRANT, BARGAIN, SELL AND CONVEY, to the said parties of the second part, their heirs and assigns, FOREVER, all that tract or parcel of land, lying and being in the County of Wright and State of Minnesota, described as follows, to wit:

Lot 10 on Two (1+2) in Section
Thirty one (31) in Township one hundred & nineteen (119) North
of Range twenty six (26) West of the 5th Principal Meridian
Containing according to the United States Government survey
Sixty nine & 1/100 (69.01) Acres more or less

To Have and to Hold the Same, together with all the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, unto the said parties of the second part, their heirs and assigns, FOREVER. And the said Ludwig Bohle one of the parties of the first part, do covenant with the said parties of the second part, their heirs and assigns, as follows: First, That he is lawfully seized of said premises; Second, That he has good right to convey the same; Third, That the same are free from all incumbrances

and Fourth, That the said parties of the second part, their heirs and assigns, shall quietly enjoy and possess the same; and that the said parties of the first part will WARRANT AND DEFEND the title to the same against all lawful claims.

Provided Nevertheless, That if the said Ludwig Bohle one of the parties of the first part, their heirs, executors or administrators, shall well and truly pay or cause to be paid to the said parties of the second part, their heirs, executors, administrators or assigns, the sum of One hundred & forty seven & 50/100 DOLLARS, and interest, according to the condition of certain promissory notes as follows

ONE	for	\$50.00	and int at 10% per ann	at one year payable annually
ONE	for	\$50.00	" " " 10% " " "	Two " "
ONE	for	\$47.50	" " " 10% " " "	Three " "

bearing even date herewith, then this deed to be null and void, otherwise to be and remain in full force and effect. But if default shall be made in the payment of said sum of money, or interest, or any part thereof, at the time and in the manner hereinbefore specified for the payment thereof, the said parties of the first part in such case do hereby authorize and fully empower the said parties of the second part, their heirs, executors, administrators or assigns, to sell the said hereby granted premises, at public auction, and convey the same to the purchaser, in fee simple, agreeably to the Statute in such case made and provided, and out of the moneys arising from such sale to retain the principal and interest which shall then be due on the said promissory notes together with all costs and charges, and also the sum of Twenty five & 00/100 Dollars as Attorney's fees, and pay the surplus, if any, to the said parties of the first part, their heirs, administrators or assigns.

And the said Ludwig Bohle and Christina Bohle his wife

do further covenant and agree, to and with the said parties of the second part, their heirs, executors, administrators and

[WITH DEED 5-1-75]



West Wisconsin Railway.

Earnings of S. Paul Station, for May 1875
W. Wis. RR Co. Forwarded 708770 fido Mds 14175
 56 cans Sound 2500 169.75
Received 3671264 fido Mds 73425
 77 cans Sound 3850 772.75
\$942.50

S. P. & O. RR Co. Forwarded 1988590 fido Mds 39771
 4 cans Sound 150
 744 flour 150
 5 cans checked 250
 44 - billed 1100 412.85
Received 365780 Mds 7315
 1511 lbs flour 3022
 4000 Hay 1000
 3 - wheat 75
 135 cans checked 6250
\$4492.60 Collected 11231 29893 711.78

Min & S. L. RR Forwarded 26010 Mds 520
Received 2460 50 5.70
\$1659.98

R. R. & L. RR Post to \$ 18025
sty 7c Office " 7304
Train 7c " 5525
30854
uncollected R. R. & L. RR 23.00
Train 15.90
\$1968.52

Cash. mon. 1874 \$2009.69
without later Train & sty (277.15)

West Wisconsin Railway.

Earnings of St Paul Station, for May 1875

	Low.	Received	Total
W. W. RR	169 75	772 75	942 50
A P & Pac	412 85	298 93	711 78
M & L	520	50	570
	<u>587 80</u>	<u>1072 18</u>	<u>1659 98</u>

RR labor	Cash to Office	180 25	
carriage		730 x	
Team age		552 5	308 54
			<u>\$1968 52</u>

uncollected RR labor
 L. M. RR 23 00
 Mack W. 15 90

717 48
 620 65
 76 83

Corresponding March 1874 - \$2009 69
 without RR labor & Team 7- (274 35)

\$10481.⁰⁴

St. PAUL, Minn., May 1 1875

On or before August 1st without grace, after date I promise to

Pay to the order of L. W. Sprague

Ten thousand and eighty one & 04/100

with interest at the rate of twelve per cent. per annum until paid, the interest to maturity at that rate having been paid to me, and it being the intention that this Note if not paid at maturity shall bear the same rate of interest thereafter as before until paid.

Paid to the FIRST NATIONAL BANK, St. PAUL.

Value Received.

James J. Hill

No. Due

1038347



\$10481.⁰⁴

ON or before July 1st

ST. PAUL, Minn., May 1 1875

without grace, after date I promise to

Pay to the order of L. H. Briggs

Ten thousand and eighty one ⁰⁴/₁₀₀



DOLLARS.

with interest at the rate of twelve per cent. per annum until paid, ~~the interest to maturity at that rate having been paid in advance~~, and it being the intention that this Note if not paid at maturity shall bear the same rate of interest thereafter as before, until paid.

Payable at the FIRST NATIONAL BANK, ST. PAUL.

Value Received.

James J. Hall

No.

Due

Statements of
Private of with
Person

[MAY 1873 ?]

TREASURER'S OFFICE,

ST. PAUL, MINNEAPOLIS & MANITOBA RY CO.,

ST. PAUL, MINN.

[May 1, 1875]

Whereas under certain articles of agree-
ment bearing date August 25th 1869
between Chauncey W. Griggs and the undersigned
John A. Armstrong and one W^m R. Newcomb,
which agreement was afterwards by an in-
strument in writing bearing date January
1st 1872 continued in force as between
the said Chauncey W. Griggs, James J. Hill
and John A. Armstrong and the undersigned
George S. Haker, the said Chauncey W.
Griggs holds the legal title to certain real
estate in trust for the parties so inter-
ested in said contracts, and whereas
the said James J. Hill has purchased and
taken an assignment from the said Chauncey
W. Griggs of all and singular his interests
in the said contracts and the said Griggs
has no further interest therein therefore
the said Chauncey W. Griggs is hereby au-
thorized and directed to convey all and sin-
gular the said real estate so by him held
in trust, to the said James J. Hill who will
continue to hold the same upon the life
trust for the benefit of the parties in-
terested in said contracts.

Witness our hands and seal the 1st day
of May A.D. 1875 - (In duplicate)

Attest

Deal
Deal

(over)

Direction to Coney
Land

Good. Acker &
others
to

C. W. Briggs

x

referred under certain articles of
 agreement bearing date August 25th 1829
 between Channing W. Briggs & the undersigned
 James G. Felt and John T. Armstrong & son
 James G. Newcomb; which agreement is containing
 afterwards, by an amendment in writing
 bearing date January 1st 1872, containing
 in force as between the said Channing
 W. Briggs, James G. Felt and John T. Armstrong
 and the undersigned George A. Felt,
 the ~~amendment~~ said Channing W.
 Briggs holds the legal title to certain real
 estate in trust for the parties so interested
 in said contract; and whereas the said
 James G. Felt has purchased and taken
 an assignment from the said Channing
 W. Briggs of all and singular his
 interest in the said contract and
 the said Briggs has no further interest
 therein; therefore the said Channing
 W. Briggs is hereby authorized and
 directed to convey all and singular
 the said real estate to John Felt in
 trust to the said James G. Felt, who
 will continue to hold the same upon
 the like trusts for the benefit of the
 parties interested in said contract
 Whereas our hands and seals the first
 day of May 1875 — (the first day)

Seal Seal Seal

Direction to
Convey Land

Grashten ^{gotten}
To
C. W. L. P. G. G.

xv

Street

[May 1, 1875]

Memoir an deed of agreement made by
and between C. W. Griggs and James
J. Hill both of the City of Saint Paul
for the purpose of closing the ~~late~~ business
of the late firm of Hill Griggs & Co which
expire by limitation - Witness etc

That that respective accounts of Hill
and Griggs shall be made equal in
amount as their respective interests
in said firm an equal

The party selling shall take the certain
promissory ^{of J. C. Fenn} note for \$5000⁰⁰ now the
property of the firm in part payment
The payments shall be made as follows
Ten thousand dollars cash in hand
and the balance in equal amounts in
sixty and ninety days with interest at
the rate of twelve per cent per annum
The sale to cover the individual interest
of the party selling in the present business
and to be final and complete and the party
selling shall not ^{be} liable for any of the business
of the present firm farther than his individ-
ual accounts The sale covers all contracts
and interests of every kind Real Estate as well
as other property of every kind -

The sale does not include certain accounts which
have been charged back to the individual
accounts of Hill and Griggs which accounts

used made prior to the admission of Acker to
present firm It is also agreed that the
said Hill and Higgs shall be ^{Equally} liable for any
amounts if any are due by the old firm
of Hill Higgs & Co either as Transportation
or Combined Merchandise

Made and entered into this 1st day
of May A.D. 1845

This sale to be by auction and
putty bidding for the Equal interest of
the other until sold

James J. Hill
Chauncey H. Higgs

Witness
Deed Book
Haysmith

I have this 1st day of May A.D. 1845 sold
my interest in the firm of Hill Higgs &
to James J. Hill according to above
agreement and the partnership is
hereby dissolved and discontinued
by limitation

Chauncey H. Higgs

Witness
Deed Book
Haysmith

I have paid each
section one and a half
the price of the
whereas the agreement
for the same might not
in all respects conform
with the said terms and
all the terms of the
the firm of Hill & Co

1845
6000

[May 1, 1875]

Articles of Copartnership between James S Hill and George S Acker of Saint Paul and John A Armstrong of Minneapolis Minnesota entered into this first day of May A.D. 1875

I

The parties above named have formed a copartnership to carry on the Truck business at Saint Paul Minneapolis and elsewhere in Minnesota as may be deemed advisable and also the business of handling freight as the consignees or agents of the Saint Paul & Pacific Railroad Company and its lessees or successors - The said business may be done in the name of either or of John A Armstrong either or both as may be found convenient

II

Each partner shall contribute one third of such capital as may be necessary to conduct such business and the profit or losses shall be divided share and share alike

III

Each partner shall be allowed interest on his capital in said business at the rate of twelve per cent per annum. Should either partner fail to furnish his proportionate share of the capital as aforesaid, he shall lose interest at the rate of twelve per cent per annum on such deficiency

IV

All debts purchased for the benefit of the firm

whether before or subsequent to the date of
these articles in what manner soever the little
man stand shall enure to the benefit of the
concern and will be entered at once on the books
of the firm and a correct list thereof kept
therein -

V

The books of the concern shall be kept
at the Saint Paul Office and be always open
to the inspection of any partner. There
shall be a general settlement between the part-
ners on the first day of May and September
in each year.

VI

The firm name shall not be used nor the credit
of the firm pledged in any manner nor for
any purpose whatever except in the legitimate
business of the firm

VII

This copartnership shall continue from the date
of these articles for one year and shall be
further continued only by the mutual consent
of all the partner hereto

And Testimony whereof we have hereunto set
our hands and seals this first day of May
AD 1875

James L. Hill
George J. Hill
John A. Armstrong

Witness

W. L. Smith

Freeman Jones

State of Minnesota,
County of Ramsey

On this 5th day of May A. D. 1875
before me, a Notary Public in and for said County
personally appeared Laurence W. Griggs and Martha
A. Griggs to me personally known to be the same
person described in, and who executed the foregoing deed, and acknowledged that he
executed the same for the uses and purposes therein expressed.

Chas. Shandrew
Notary Public
Ramsey Co.
Minn.

DEED WITHOUT COVENANTS.

Laurence W. Griggs
& wife TO
James J. Hill

Office of Register of Deeds, }
County of Wright Minn. }

I hereby certify that the within Deed was filed in
this office for record on the 14th day of May A. D. 1875 at 11
o'clock A. M., and was duly recorded in
Book "U" of Deeds, on Page 544 & 65

J. G. Gutzwiller
Register of Deeds.

By _____ Deputy.

Taxes paid and transfer entered this 14th day of May A. D. 1875

William F. Hill
County Auditor.

EX. PAUL THORPE PRINT.

Rec'd J. F. Hill
Delmar

This Indenture, Made this third day of May in the year
of our Lord One Thousand Eight Hundred and Seventy five **Between** Chauncey W. Griggs and Mantha A. Griggs his wife of the City of Saint Paul in the State of Minnesota
parties of the first part, and James J. Hill of the same place

partly of the second part, **Witnesseth**, that the said parties of the first part, in consideration of the sum
of One hundred Dollars,
to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged,
do by these presents **GRANT, BARGAIN, SELL, RELEASE, CONVEY, AND CONFIRM**, to the said
party of the second part, his heirs and assigns, Forever,

all the following pieces
or parcels of land lying and being in the County of St. Right and State of Minnesota, described as
follows, to-wit:

Lot two (2) of section thirty three in Town one hundred and nineteen (119) north, of Range Twenty Six (26) west, of the fifth principal meridian, containing according to Government survey forty six (46) acres be the same more or less. Also, Lot three (3) and four (4) and the north east quarter of the south east quarter and the south half of the south east quarter, of section thirty three (33), and the west half of the south west quarter of section thirty one (31), all in town one hundred and nineteen (119) of Range Twenty Six (26) containing 250 2/3 acres, more or less according to Government survey, reserving however a strip of land one hundred feet in width over said premises for right of way or other rail road purposes for the line of the First Division of the St. Paul and Pacific Rail Road:

That part of the aforesaid south half of the south east quarter of said section thirty three (33) in said town 119 of range 26, lying south of the present established track of the First Division of the St. Paul & Pacific Rail Road is conveyed hereby subject to a contract for the same executed by the party of the first part to one Thomas L. Grace, who will be entitled to a conveyance of the same on his complying with said contract; the balance of the purchase money under said contract is to go to the party of the second part.

To Have and to Hold the Same, together with all and singular the hereditaments and appurtenances thereunto
belonging, or in anywise appertaining, to the said party of the second part, his heirs and assigns, forever.

In Testimony Whereof, The said parties of the first part have hereunto set their hands and seals
the day and year first above written.

Signed, Sealed, and Delivered in Presence of

Chas. E. Peterson
Chas. E. Peterson

Witnesses.

Chauncey W. Griggs
Mantha A. Griggs

Articles of Agreement, made this first day of May, AD 1875, between James J. Heill, Edward N. Saunders and George S. Aker, all of the City of St Paul Minnesota and John A. Armstrong of Minneapolis, Minnesota:

Article I. The parties hereto have agreed and do hereby mutually agree to become copartners for the purpose of carrying on a general business as hereinafter specified:

Article II. The term of such copartnership shall commence on the day of the date of these presents, and shall continue for one year, and shall be further continued only by the mutual consent of all the parties hereto:

Article III. The business of said copartnership shall be a general merchandise and commission business, but more particularly dealing in coal, oil, salt, cement &c:

Article IV. The capital of the copartnership shall be Fifty Thousand (\$50,000) Dollars, or such greater sum as may be mutually agreed upon as necessary to such copartnership business; and each of said copartners shall contribute one fourth part of such capital, and the copartners shall share equally the profits and losses of the copartnership business:

Article V. Each partner shall receive from the copartnership interest at the rate of twelve per cent per annum upon the amount of capital contributed by him; and it is expressly understood and agreed that, should either

of these parties be unable to furnish his one fourth part of whatever capital may be necessary in such business, as aforesaid, the deficiency so arising shall be furnished and paid in by the others or some one of them, and the party or parties, who shall be so in arrears, shall pay interest on the amount of such deficiency unto the copartnership at the rate of twelve per cent per annum; and any partner furnishing any sum in excess of the one fourth part of such capital shall be repaid the same, and shall receive from the copartnership interest thereon at the rate of twelve per cent per annum:

Article VI. In addition to his one fourth part of any profits resulting from the business of such copartnership, and in any event, whether such business shall result in a profit or a loss, the said Saunders shall be paid by the copartnership the sum of Two Thousand four hundred (\$2400) dollars, which sum he shall be permitted to draw from time to time as he may wish:

Article VII. All business transacted by the parties hereto, or by any of them, from and after the date hereof, shall be for the account and for the mutual benefit of all the parties hereto, as copartners as aforesaid. And from said date each partner shall give all his time and attention to the business of the copartnership and shall not engage in any business, on his own account or otherwise, except the business of said copartnership; Provided, and it is expressly agreed, that said Heill, said Acker and said Armstrong shall have the privilege of continuing the business of buying and selling wood, and also the business of handling freight as the consignees or agents of the First Division of the St Paul & Pacific

Railroad Co and its lessees, in the same manner as such wood business and such freight business have been heretofore conducted by the firm of Hill Griggs & Co, in which firm said Hill said Adler and said Armstrong were partners; and neither the said Saunders nor the said co partnership shall have any interest in either said wood business or said freight business:

Article VIII The copartnership during its continuance shall have such places of business, and as many of them, and such name or style, or different names or styles, under which its business shall be transacted at each of such places, as may be mutually agreed upon and for the best interest of the copartnership: - it being specially covenanted and agreed by each of these parties with the others that, whether he shall do business under his own or any other name or style, and whether in the same office or place with the others of these parties, or any or either of them, or in a separate office or other place, all business transacted by him, and by all, and by each and every one of these parties, except only the wood business and the freight business heretofore expressly referred to and excepted, shall be for the account and benefit of the copartnership hereby created:

In witness whereof the parties hereto have hereunto set their hands and affixed their seals

the day and year first hereinafter written: Executed in
Quincy, N.H.:

In presence of
Stanford Newell
W. J. Smith

James J. Hill 
John A. Armstrong 
Edward W. Saunders 
George S. Teller 

Partnership
agreement

Union Lumbering Company,

Chippewa Falls, Wis.,

May 4th

1876

Mr. J. M. Bell Griggs & Co

St. Paul Minn.

Gentlemen —

We advise in your favor of \$29

to draw this sum for \$489.71 — with thanks

Yours truly

Union Lumbering Co

J. C. Rogers appt Secy

No. **936****County Treasurer's Office, Wright County, Minn.**

Tax of 1874.

Buffalo, *May 4th* 1875.Received of *E. W. Griggs* the sum of *four* ⁸⁸/₁₀₀ Dollars,

In full for Taxes of 1874, for State, County, Town, School, Bridge and Road purposes, on the following described property.

FOR WHAT PURPOSE.	Rate in Mills.	AMOUNT.	SUBDIVISIONS.	Section or Lot.	Town or Block.	Range.	Acres.	Valuation.	Amount of Tax.
State Interest,			<i>Lots 1 & 2</i>	<i>31</i>	<i>119</i>	<i>26</i>	<i>6.96</i>	<i>434</i>	<i>\$9 88</i>
State Sinking Fund,									
State Revenue,									
County Expense,									
Town,									
School,									
Road,									
District School,									
Poor,									
Bridge,									

Total,

John Young County Treasurer. By _____ Deputy.



Birklands & Son, Lith. St. Paul

HEAD QUARTERS HOTEL

N. K. HUBBARD.

PROPRIETOR.

Fargo, D. T. May 8 1875

I reached here last
night & met Taylor
Could not get - though
very soon. Have
got to remain
here until Monday
will write you as
soon as I get through.
Taylor says he is
more afraid of Lee
Delano than any
one.

Yours in haste
Jack.

Good Livery in Connection with Hotel.

Stage Headquarters.



Near Steamer Landing.



Bramble House,

C. P. Sloggy, Proprietor.

Mooshead, Moos May 9, 1875

J. J. H.

I've went in morning
Don't fail to send that bill
of Hardware (Nails &c) as
soon as possible if you have
not already done so. & the
seeds. They should be on the
way now - to get the fencing
done & planting done before
the 15th - Hurry them up
& I will see that everything
is done at this end of the
line. I left a note at the
Merchant's Hotel for Dr. W.
did he get it.

Yours in haste
C. P. Sloggy

Have you the Copy
of the Original order
of the N & Lanch
Company - ordering
the paper back for ^{the}
re-hearing? I sent ^{the}
to Taylor. The day
he sent them back
to you. Send it up
by Dr. if you have
it - Yours Jack

"Jack"

This Indenture, Made this Fourth day of May - in the year
of our Lord One Thousand, Eight Hundred and Seventy Five Between Chauncy W.
Griggs and Martha A. Griggs his wife of Saint Paul,
Minnesota
parties of the first part, and James J. Hill of the same place

part of of the second part, Witnesseth, that the said parties of the first part, in consideration of the sum of
One Hundred DOLLARS,
to them in hand paid by the said part of the second part, the receipt whereof is hereby acknowledged, do &c by these
presently GRANT, BARGAIN, SELL, RELEASE, CONVEY AND CONFIRM, to the said part of the second part,
his heirs and assigns, Forever,

all the following
piece or parcel of land lying and being in the County of Ramsey and State of Minnesota, described as
follows, to wit: One undivided One fourth (1/4) of all and singular the

premises hereinafter described.
Commencing at a point on the Southern line of Section Number Two (2), Town Twenty Eight (28),
Range Twenty Three (23), distant Six hundred and thirty feet (630 ft) and seventy four hundredths of a foot westward
from the South East Corner of Section Number Two (2) of Township Twenty Eight (28) North of Range Twenty Three (23) west
thence extending westward on the South line of said Section Two (2) Four hundred (400) feet more or less on said
Section line to a stake, thence extending Northward of that with Six hundred and fifty three (653) feet and four
inches more or less to a stake, thence Eastward making four hundred feet more or less to a stake, and thence
Southward Six hundred and fifty three (653) feet four inches more or less to place of beginning, containing
Six acres of land, being part of a certain tract of piece of land which Julia E. Hillmore, administratrix of the estate
of C. D. Hillmore, executed by her last will bearing date the first day of October A.D. 1858, recorded and Book "E"
page 57, granted and conveyed to one John Hunninger -

Also the following described parcel of land, to wit. Commencing at a stake on the North East Corner of a certain
tract of land, Six acre tract heretofore conveyed by said John Hunninger and Catherine Hunninger his wife to one
Samuel W. Sugrue by deed dated the 28th day of October, 1856, and recorded in Ramsey County Registry of Deeds
in Book "D" page 521, thence running North along the boundary of a certain Eighteen acre tract located to one John
W. Jones by deed dated March 3rd 1857, widthwise of 689 feet to the North West Corner of said Eighteen acre tract,
thence running west along the Extended North line of said Eighteen acre tract four hundred (400) feet, thence South
four hundred and eighty nine (489) feet, keeping width of Four Hundred (400) feet, thence East Four hundred
(400) feet to the place of beginning, containing five & 7/8 acres more or less.

The party of the second part is to pay one fourth part of the last note for purchase money under the sale
and conveyance of said premises by Wm. Sugrue to said Chauncy W. Griggs; also to pay one fourth part of the taxes
and assessments of every kind now due on said premises.

To Have and to Hold the Same, Together with all and singular the hereditaments and appurtenances thereunto
belonging, or in anywise appertaining, to the said part of the second part, his heirs and assigns, forever.

In Testimony Whereof, The said parties of the first part have hereunto set their hands and seals the
day and year first above written.

Signed, Sealed and Delivered in Presence of

Chas. Shandrew
Chas. E. Otis

Witnesses.

Chauncy W. Griggs
Martha A. Griggs



State of Minnesota,
County of Ramsey

ss.

On this 5th

day of

May

A. D. 1875

before me, a

Notary Public

in and for said County

personally appeared Ramsey W. Griggs and Martin

S. Griggs his wife to me personally known to be the same

person Subscribed in, and who executed the foregoing deed, and acknowledged that he executed the same
for the uses and purposes therein expressed.

Chas. Shandrew

Notary Public

Ramsey Co

Minn.

Ramsey Co

DEED WITHOUT COVENANTS.

C. H. Griggs & wife

James J. Hill

Office of Register of Deeds,

County of Ramsey Minn.

I hereby certify that the within Deed was filed
in this office for record on the 9th
day of June A. D. 1875 at 11⁴⁰
o'clock A. M., and was duly recorded in
Book 56 of Deeds, on Page 52.

Theodore Lindley

Register of Deeds

By

Deputy

Taxes paid and transfer entered this 9

day of June A. D. 1875

S. L. Davis

County Auditor



Hill & Acker.

No 62 EAST THIRD ST.

St. Paul, Minn. May 10th 1875

\$545-00

Rec of J. Amos J. Hill
 the sum of Five Hundred and
 seventy five dollars the same
 being advanced by him on
 account of Missouri Crossing
 D M Robbins

This Indenture, Made this 1st day of May, in the year of our Lord one thousand eight hundred and seventy five between Celia Sauter Feelen and Christina Feelen his wife of part of the first part, and James J Feelen of the city of St Paul

part of the second part, WITNESSETH, that the said part of the first part, for and in consideration of the sum of Two hundred seventy one \$65/100 Dollars, to him in hand paid by the said part of the second part, the receipt whereof is hereby acknowledged, do by these presents, GRANT, BARGAIN, SELL AND CONVEY, to the said part of the second part, his heirs and assigns, FOREVER, all that tract or parcel of land lying and being in the County of Stought and State of Minnesota, described as follows, to wit: The west half of the South West quarter of Section thirty one (31) Town one hundred & nineteen (119) Range twenty six (26) containing 77 23/100 acres four 5 33/100 acs more or less according to Government survey

To Have and to Hold the Same, Together with all the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, unto the said part of the second part, his heirs and assigns, FOREVER. And the said Celia Sauter Feelen one of the part of the first part, do covenant with the said part of the second part, his heirs and assigns, as follows: First, That he is lawfully seized of said premises; Second, That he has good right to convey the same; Third, That the same are free from all incumbrances

and Fourth, That the said part of the second part, his heirs and assigns, shall quietly enjoy and possess the same; and that the said part of the first part will WARRANT AND DEFEND the title to the same against all lawful claims.

Provided Nevertheless, That if the said Celia Sauter Feelen

part of the first part, his heirs, executors or administrators, shall well and truly pay or cause to be paid to the said part of the second part, his heirs, executors, administrators or assigns, the sum of Two hundred seventy one \$65/100

DOLLARS, and interest, according to the condition of four certain promissory notes as follows: One at one year for \$67.92

One at two	67.91
One at three	67.91
One at four	67.91

all such interest at seven per cent payable annually

bearing even date herewith, then this deed to be null and void, otherwise to be and remain in full force and effect. But if default shall be made in the payment of said sum of money, or interest, or any part thereof, at the time and in the manner hereinbefore specified for the payment thereof, the said part of the first part in such case do hereby authorize and fully empower the said part of the second part, his heirs, executors, administrators or assigns, to sell the said hereby granted premises, at public auction, and convey the same to the purchaser, in fee simple, agreeably to the Statute in such case made and provided, and out of the moneys arising from such sale to retain the principal and interest which shall then be due on the said note together with all costs and charges, and also the sum of eighty Dollars as Attorney's fees, and pay the surplus, if any, to the said part of the first part. his heirs, administrators or assigns.

And the said

Celia Sauter Feelen do further covenant and agree, to and with the said part of the second part, his heirs, executors, administrators and

assigns, to pay said sum of money above specified, at the time and in the manner above mentioned, together with all costs and expenses if any there shall be, and also in case of the foreclosure of this mortgage, the sum of Eighty Dollars, as Attorney's fees, in addition to all sums and costs allowed in that behalf by law, which said sum is hereby acknowledged and declared to be a part of the debt hereby secured, and which shall be assessed and payable as part of said debt, and that he will pay all taxes and assessments of every nature, that may be assessed on said premises or any part thereof, previous to the day appointed by law for the sale of lands for Town, City, County or State Taxes.

In Testimony Whereof, The said parties, of the first part, have hereunto set their hands and affixed their seal, the day and year first above written.

Signed, Sealed and Delivered in Presence of

Thomas R. Briggs
Peter Decker

Witnesses.

Peter Lambert his
Christiania her
mark mark
Decker

STATE OF MINNESOTA.

County of Wright } ss. I, Thomas R. Briggs a Notary Public within and for said County, do hereby certify that on this 13th day of April A. D. 1875, personally came before me Peter Lambert Decker and Christiania Decker.

to me well known to be the same persons described in and who executed the foregoing instrument, and acknowledged that they executed the same freely and voluntarily for the uses and purposes therein expressed.

Thomas R. Briggs
Notary Public
Winn

MORTGAGE DEED.

Peter Lambert Decker
and wife
TO

James J. Hill

STATE OF MINNESOTA, } ss.

County of Wright

I hereby certify that the within Mortgage Deed was filed in this office for record on the 14th day of May A. D. 1875 at 11 o'clock A. M. and was duly recorded in Book "K" of Mortgages, on pages 35 & 36

Ign. Gutierrez
Register of Deeds.

By

St. Paul Press Co., St. Paul, Minn.

Paul

J. F. Miller
de lauro

No. 1073

County Treasurer's Office, Wright County, Minn.

Tax of 1874.

Buffalo, May 14 ~~1874~~ 1875.Received of E. W. Gigg the sum of Five ¹⁰⁰ 87 Dollars,

In full for Taxes of 1874, for State, County, Town, School, Bridge and Road purposes, on the following described property.

FOR WHAT PURPOSE.	Rate in Mills.	AMOUNT.	SUBDIVISIONS.	Section or Lot.	Town or Block.	Range.	Acres.	Valuation.	Amount of Tax.
State Interest,			<u>Lot</u>	<u>2</u>	<u>32</u>	<u>119</u>	<u>26</u>	<u>46⁰⁰ 286</u>	<u>5 87</u>
State Sinking Fund,									
State Revenue,									
County Expense,									
Town,									
School,									
Road,									
District School,									
Poor,									
Bridge,									

Total,

John Young

County Treasurer.

By

Deputy.

May 21, 1875

We the undersigned citizens and occupants
on the North West $\frac{1}{4}$ Sec. 4, T. 138 R. 80 W,
do not claim any interest upon the North East
fractional $\frac{1}{4}$ Sec. 4, T. 138 R. 80 W, Claimed
and held by John W. Proctor ^{as} his pre-emption,
and that we nor either of us claim any
right to any portion of said land adversely
to said John W Proctor

May 21st A. D. 1875—

1 Bushel of Flour.
 1 Sack of Corn meal.
 1 Doz of Eggs.
 7 Bunches of Turnips.
 18 Bunches of Sugar.
 7 Bids of Lard.
 50 Bids of Tea.
 Insured at J. Jackson, \$15.00.
 1775 March 1st. September 1st. \$
 Corn meal. 16. 50 cts.
 St. Paul. December 1st. \$
 Corn meal. 35. 00
 Corn meal 45. 00
 9 Bunches of Rice.
 6 Bunches of dried Apples.
 10 Gallons of Currant Oil.
 10 bushels of potatoes.
 April 5. 8. April 2. 8
 April. 5. bushels of potatoes.
 2. 5 10 cts. Corn meal.
 2. 5 of Lard. ~~2. 5 of Lard~~
 2. 8 of Lard.
 10 ft. and 50. feet of Lumber.
 2. 8 of garden seeds.
 1 Sack of Flour.
 1 Shoulder of Pork.
 5 bushels of Potatoes early rose.
 2. 5 of Common potatoes.
 2 Bunches of Tea.
 5 Bunches of Tea.
 half a barrel of White Lard.
 half a barrel of Rice.
 12. pounds of Pick.
 100 and 150 lbs of Wire.
 1 pair of best pork.
 53 lbs of Apples.
 breaking 35. 8
 1 Sack of chopped feed.
 1 bushel of Oats.
 15. 5 lbs. to store account black
 May 21/75 of D M Robbins \$15.00

General Cash. Total Amount \$15.00 and 15. 00 to the first of June 1875

Besmark May 25th/75

V. W. Peterson to
Mark Warden for
to plough six acres
of field Besmark 30.00

To three & one half day
work ploughing and
fencing 17.50

47.50

Ct by two weeks time
and two days board 12.00

35.50

Kick Hackett for plough 16.00
correct a/c \$51.50

Edmond Hackett

Hackett 16.00

J. Hill Esq

This bill is the one I gave you when
you first arrived

J. J. Jackson

E. Hackett

Gas E. Hall

PRINTED BY

G. P. Parker

Hill & Acker.

NO 62 EAST THIRD ST.

St. Paul, Minn.

May 31 1885

For Value Received I hereby Release the
firm of Hill & Acker from any liability
from loss or damage that may arise to
a team Wagon and Harness which I have
this day assigned to them as security on
a loan of one hundred ^{and fifty} dollars the receipt
whereof is hereby acknowledged.

John Jackson

Witness:

G. F. Smith

\$110.00



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