

Collection VAN PRAT.

Millet: "The Shepherdess"- Well known by the etching; it represents a shepherdess weaving, standing before her flock. It is at least as large as the "Man with the Hoe" and of a value far superior to that picture, and of course to the Angelus. It is worth 500,000francs.

"La Herse" is a landscape in the style of the large one which was in New York a few years ago, but finer. Sloping grounds, very delicate and well drawn

It is catalogued in our Collection. It is a masterpiece by its quality; I sold it to Mr. Van Prat.

"Les Oies" Representing a small shepherdess standing near a pond with a flock of geese which are swimming in the water. Lightly painted but of an admirable quality. There is also a pastel of that painting somewhere, which was sold by us to Mr. Van Prat.

"La Porte de Barbizon" is not very important; upright and very small; represents the entrance of the forest of Fontainebleau.

Rousseau: "Pacage dans les Bois" is an upright picture, and I think it is about 1 meter by 81 centimeters. Autumn scene; it is an alley in the middle of a wood with a few animals in the centre; very finished with brilliant tones, but clear and well preserved. It is the finest Rousseau known; worth any amount of money, and in my opinion still more remarkable than the Millet.

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Roussseau: "Le Soleil couchant" It is a picture in width about 65 by 54 centimeters. Very finished and agreeable; large sky with small trees, which show themselves clearly against it. Also sold by me

"Lisière de Forêt" I do not remember the motive; the quality is fine.

"L'Etang" is an important picture, very finished and of a fine tone.

Decamps: "Le Christ au Prétoire" comes from the first Sale of Decamps; important composition, upright; represents Christ in the midst of all the soldiers; very powerful and of great character. It must be about 1 meter 50 by 90- Mr. Van Prat has refused 200,000francs a great many times for it.

"Don Quichote" small picture, very delicate in tone, worth more than 25,000francs.

"Cavaliers arabes" very finished and charming; small dimensions. That picture is worth much more than the price marked.

"Les Joueurs" is a very fine watercolor of a clear and brilliant tone.

Delacroix: "Le Christ sur le Lac" About the same motive as the picture which was in the Collection of Mrs. Saulnier; I consider it finer.

"Résurrection de Lazare" This painting is of a superb quality; upright with a large number of figures.

"Arabe et Cheval" Splendid little picture; same motive as the

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one which Mr. Davis had, but finer.

Troyon: "Garde-Chasse" Very nearly the same motive as the picture in the Secrétan Sale, but incomparably finer. It is of the best quality of the master.

"L'Abreuvoir" I do not remember the motive at all, but only that it is of a very fine tone and finish.

Marine A strange subject for Troyon, but shows him at his best. Represents the open sea; of a charming tone.

Meissonier: "La Barricade" This is a celebrated picture, but I do not care for it very much. Represents a barricade in the middle of a street with a number of corpses on the ground. It would bring more than the price marked on account of its reputation. The Watercolor of that picture belongs to Stevens.

"Le Liseur," "L'Homme à l'Epée," "La Lecture," "Le Déjeuner," are four marvellous pictures of the very best period and quality of Meissonier. I do not know any others which could be called finer.

Dupré: "La Vanne" About 73 by 60 centimeters. Execution very finished but bold; the colors are very strong but a little dark. There must be an etching of it. It is the masterpiece of the artist and its reputation still increases its value.

"Les Saules" a small picture of a very fine quality; worth over 20,000francs.

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The Marilhat and Fromentin are both important. These canvases are in width. The three Ziem's are as large as the one in the Secrétan Sale and still finer; they were painted many years ago in the best period of the artist; are worth 30,000francs each, or more.

Jérickault: Etudes de Chevaux; all these studies are on the same canvas; there are fifteen or twenty of them. It is the finest example of the master.

The Goya is a superb portrait, worth much more than the price marked. The David is superb; it represents three ladies in Empire costume; it is worth over 30,000francs.

The Ingres is also superb and worth more than 20,000francs; other portraits inferior to this one have brought double that price.

The Diaz is small; several women in a forest; very fine quality.

The Corot is not of a large size, but is superb in tone; worth easily 50,000francs.

The Reynolds is a very fine example of the master, as well as the Guardi, and the Lepicie.

The Leys, Stevens, Williams, etc., will be hard to sell. They are among the best examples of these artists, but have lost much in value since Mr. Van Prat bought them; however, the loss would be compensated and over by the enormous overvalue of money of the other canvases.

HOMER C. ELLER. JARED HOW.
ATTORNEYS AT LAW.

GREENLEAF CLARK, COUNSEL.

ST. PAUL, MINN. August 16th, 1892

W. A. Stephens Esq.,

Dear Sir:-

We have examined the record title to Lots 18 and 19 Block 6 of Sanborn's Midway Addition, ^{to St. Paul} as the same is indicated by the two abstracts handed us certified by the Ramsey County Abstract Company, under date of July 11, and from such examination are of opinion that on the date last named John H. Needham had good and substantial title of record to each of said Lots, subject

First: To a mortgage on each lot from Percival H. Ryan and wife to Peter Berkey, each for the sum of \$500 dated September 18, 1889, payable on or before three years after date with eight per cent. interest payable semi-annually, and recorded in Book 193 of Mortgages at pages 350 and 351.

Not this Needham
Second: To a judgment July 25, 1885, for \$35.75 in favor of John C. McCarthy against John Needham. It is possible that the Needham against whom this judgment is rendered is not the person who holds the title to this land. If this is not so some evidence should be furnished to establish that fact. If the owner of the land is the judgment debtor ^{or} there is then of course a lien upon the property.

The City Treasurer informs us that there are no local assessments against the property.

Very truly yours,

Eller, How

Ellen's Apr

Very truly yours,

against the property.

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as is then of course a lien upon the property.

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payable on or before three years after date with eight per cent. interest
with to Peter Berkey, each for the sum of \$500 dated September 18, 1880.

First: To a mortgage on each lot from Peter & N. Van and
said lots, subject

named John H. Needham had good and marketable title of record to each of

Needham - will call
Loco-Engineer G. A. B.

John H. Needham

168 Mincheta

Lots are worth \$800
each.

Are mortgaged for \$500 each

Now, due - ^{hope} ~~hope~~ ^{wish} to extend time of
payment.

Would like Mr. Will to loan
him \$1,000 to take up this mfgo
(on or before 3 years) @ 6% - Taking
new mfgo on these lots for security

Needham has recently built
him a home - says he
can easily meet the \$1,000
within 3 years.



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