

GENERAL CORRESPONDENCE

1882 NOV 1 - 15

FOLDER NO.

13-14

JAMES J. HILL PAPERS

PLEASE RETAIN  
ORIGINAL ORDER

[November 1, 1882]

To whom these presents shall come  
James J. Hill of Saint Paul  
Ramsey County Minnesota send  
greeting:

Whereas W. T. Donaldson  
of Saint Paul Minnesota has  
by his deed bearing even date  
herewith for the consideration  
of Fifteen Thousand Dollars  
granted and conveyed to me in  
fee simple all of Lot four (4)  
Block one (1) in Hopkins addition  
to Saint Paul according to the  
plat thereof on file in the office  
of the Register of Deeds of Ramsey  
County Minnesota as by  
said deed will more fully  
appear and

Whereas I have this day  
executed and delivered to said  
W. T. Donaldson a mortgage upon  
said premises as collateral  
security for the payment of  
my notes conditioned for the  
payment of Ten Thousand  
Dollars in the form of two  
promissory notes for five  
Thousand Dollars each

one payable on or before one year after date and the other payable on or before two years after date said notes bearing interest at the rate of seven per cent per annum payable semi-annually said mortgage and notes are given to secure a part of the consideration money expressed in said deed.

Now know ye, that I, James J. Hill, do by these presents make known, admit, and declare, that said premises were so conveyed and that I now hold and will continue to hold the same in trust only for the use and benefit of the Saint Paul Bethel Association and that I have no beneficial interest therein except what may arise by legal or equitable implication from the circumstance of my having executed the said notes and mortgage.

And I do further admit that the residue of the



consideration money expressed in said deed to wit: the sum of five Thousand dollars was paid by me for the benefit of said Saint Paul Bethel Association.

And I do for myself my heirs executors and administrators covenant and agree to and with said Saint Paul Bethel Association that I or my heirs shall and will convey the said premises by a good and sufficient deed to the said Saint Paul Bethel Association whenever and as soon as the said mortgage of Ten Thousand <sup>dollar</sup> and the residue of purchase money five thousand dollars shall have been paid off and discharged or otherwise fully secured to me with interest at the rate of seven per cent per annum from November first A. D. 1882 and that free clear and discharged of and from all and every encumbrance

thereon by me or my heirs  
And <sup>that</sup> my heirs  
shall not do or knowingly suf-  
fer or permit any act, deed, mat-  
ter or thing, whereby said prem-  
ises and shall or may be  
in any wise impaired injured  
or encumbered in title,  
interest, charge, estate, or  
otherwise however.

In witness whereof  
I have hereunto set my  
hand and seal this first  
day of November A.D. 1882.

James J. Hill

State of Minnesota  
County of Ramsey } ss

Be it known that on  
this 25<sup>th</sup> day of November A.D. 1882  
before me personally came James  
J. Hill to me personally known to  
be the identical person described in  
and who executed the foregoing in-  
strument and duly acknowledged  
that he executed the same for the  
uses and purposes therein expressed.

J. Kling  
Notary Public  
Ramsey County  
Minnesota

St. Paul  
July 30<sup>th</sup>, 1886.

Received this date from Jas. I. Hill  
his check for \$2,970.<sup>00</sup> being  
payment in full of consideration  
(\$3,500) for Lot 4. Block 1  
Hopkins addition to Saint Paul,  
sold by us to the Saint Paul  
Minneapolis & Northern Pacific Railway  
Company, less the sum of  
\$2,529.<sup>00</sup> being amount advanced  
by said Hill for our account  
in the purchase of said lot,  
as per statement of account  
in our possession dated, July 8<sup>th</sup>, 1886,  
which last mentioned sum we  
have authorized said Hill to  
retain in repayment of his  
advances for our account as  
per statement of account referred  
to above.

R. R. Kirby, President.  
B. H. Smith, Secretary.



20 Aug 1886  
Voucher No. 120

-Cash-

July, 1886.

Bethel Mission  
\$ 2970.40

Turn over of my heirs  
and of my heirs

VICE PRESIDENT'S OFFICE  
SAINT PAUL, MINNEAPOLIS & MANITOBA RAILWAY CO.

*Private*  
63 WILLIAM STREET,  
NEW YORK, 1<sup>st</sup> Nov. 1882

P.O. Box 756.

My Dear Mr. Hill, I have been kept in a perfect whirl all day paying dividends and interest & answering questions from anxious stockholders & reporters who have been coming here continually for the last 2 days or so about the fall in the price of Manitoba stock. I had your telegram today asking the cause and I immediately telegraphed you all I knew. There is no doubt a bear movement in the stock but the main trouble comes from Canada. I think however it is about over now. Osborn has bought 7000 & 2000 shares yesterday and today. Good complaints have been made to me that Directors of the Company said within the past few weeks that the stock was worth 50% and would go to 75% before the end of the week month of October and that the earnings for sixth & 7th would be over \$1,000,000 for each month when at same time they were milking the stock. I answered that I had never made any such statements and that I had not sold a single share of stock either directly or indirectly for 6 months and that I

know you had not but that we could not be responsible for what other people had said and done. At same time the position is a very unpleasant and awkward one and it has given me a great deal of trouble & annoyance.

There are all sorts of rumors going around many of them absolutely false and some with an tincture of truth in them but time will correct them. Of course the bears and rumor mongers take advantage of the present position of affairs to ply their deception.

Mr. & Mrs. Smith and Stephen are to be here tomorrow morning and I will see if I cannot induce them to buy back some of the stock they sold and thus help to support the market.

Yours truly  
James C. Hill Esq.  
St. Paul  
Minnesota  
Wm. D. Kennedy



[November 2, 1882]

# Abstract of Title

To  
Lots 4, 5, Block 10 Ferry's Addition

Original Entry

Entered Sept 2 48

By  
Louis Roberts

W 1/2 of S E 1/4 Sec 28  
T 29 R 22

The United States

Patent issued

To

March 24. 49

Louis Roberts

Filed Dec 18. "

"A" Deeds 60

Same premises as in #1

Louis Roberts and

W.D. Dated Apr 29. 56

Mary R. his wife

Filed May 1. "

To

"A" Deeds 500

Philip Goldsmith

Same premises as in #1

Philip Goldsmith and

W.D. Dated Dec. 24. 56

E. Sarah his wife

Filed June 15. 57

To

"R" Deeds 409

Andrew J. Jones

Same premises as in #1

Andrew J. Jones +

W.D. Dated Feby 2. 59

Susan B. his wife

Filed June 15. "

To

"R" Deeds 408

Hannah K. Burnett

Wul. 1/2 of premises in #1



|    |                                             |                                                                                                                                                          |
|----|---------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| 6  | Andrew J. Jones & wife<br>To                | W.D. Dated July 30 57<br>Filed Jan'y 7 58<br>S. Deeds 541<br>Und 1/2 of premises in #1                                                                   |
| 7  | Sam'l F. Jones, Jr<br>To                    | Andrew J. Jones & wife<br>W.D. Dated Nov. 5. 57<br>Filed Jan'y 8. 58<br>"S" Deeds 542<br>Und 1/4 of premises in #1                                       |
| 8  | Albert Worrell<br>To                        | Albert Worrell, by<br>A.L. Massey, assignee et als<br>Deed.<br>Dated June 18 66<br>Filed Dec 24 "<br>"N" Deeds 30<br>Same premises as in #7              |
| 9  | Mary Wood<br>To                             | Cythera A Jones &<br>D. C. her husband<br>Q.C.D. Dated Apl 14. 68<br>Filed " 16 "<br>"O O" Deeds 132<br>Und 1/4 of W 1/2 of S E 1/4<br>See 28 T 29 R 22. |
| 10 | Sam'l F. Jones<br>To                        | Sam'l F. Jones<br>W.D. Dated Apl 4. 68<br>Filed " " "                                                                                                    |
| 11 | Paul Faber<br>To                            | Paul Faber<br>"Q Q" Deeds 367<br>Same as in #9                                                                                                           |
| 11 | Paul Faber and<br>Katherine, his wife<br>To | Paul Faber and<br>W.D. Dated Apl 15 68<br>Filed " 16 "<br>"Q Q" Deeds 369<br>Same as in #9                                                               |
|    | Isaac S. Elliott<br>To                      | Isaac S. Elliott<br>Same as in #9                                                                                                                        |



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Hannah K. Burnett

W.D. Dated Dec. 3 69

12 To

Filed " 16 "

Robert O. Sweeney

"U U" Deeds 150

Und  $\frac{1}{2}$  of W  $\frac{1}{2}$  of SE  $\frac{1}{4}$ ,  
Sec 28 T29 R22.

Robert O. Sweeney and

Deed. Dated Dec. 14. 69

Helen B. his wife

Filed " 16 "

13 To

"O O" Deeds 535

Lake Superior and  
Mississippi R. R. Co.

Undivided  $\frac{1}{2}$  of  
Same premises as in #12

Mary Wood

W.D. Dated Dec. 16. 72

14 To

Filed Jan'y 28. 73

Wm Dawson and

"58" Deeds 338

Robert A. Smith

Und.  $\frac{1}{4}$  of W  $\frac{1}{2}$  of SE  $\frac{1}{4}$   
Sec 28 T29 R22.

Isaac S. Elliott and

W.D. Dated Apr 1 73

Elizabeth, his wife

Filed " 4 "

15 To

"58" Deeds 460

Wm L. Banning

Und  $\frac{1}{4}$  of W  $\frac{1}{2}$  of SE  $\frac{1}{4}$   
Sec. 28 T29 R22.

Wm L Banning and

W.D. Dated July 5 73

Mary A. his wife

Filed " 7 "

16 To

"60" Deeds 172

Wm Dawson

Same premises as in #15



William L Banning  
Mary A. his wife  
To

Deed.

Dated Sept 13. 73

Filed " 5. 82

Wm Dawson + Robert A.  
Smith

"103" Deeds, 474.

Comm at a point on the S. line of Sec.  
28. T29 R22. W. 660 ft. W. from the  $\frac{1}{4}$  sec.  
post in S<sup>d</sup> S. line of S<sup>d</sup> Sec.; th. from said  
point of beginning E. on S<sup>d</sup> S. line of S<sup>d</sup> Sec.  
1980 ft to a point or stake; th. due S. 1360 ft  
to a point or stake; th. due W. 1156 ft to a point  
thence in a S.W. direction running through  
the S.W. corner of the S.W.  $\frac{1}{4}$  of the S.E.  $\frac{1}{4}$   
S<sup>d</sup> Sec. 28 + continuing to the track of the  
Lake Superior & Mississippi R.R.Co., to a point  
due N. of the place of beginning, thence due  
S. 1170 ft to beginning. Containing 60 acres  
as shown by a plat thereof attached to the  
report of the Referees. Marked "B. D. S."

Subdivision  
By

Plat acc<sup>d</sup> Aug 11. 73

Filed " 14 "

William Dawson,  
Robert A Smith +  
John C. Ferry  
(In Deeds # 29)

"L" Town Plats "9"  
Entitled "Ferry's Add. to  
St Paul" situate in S  $\frac{1}{2}$  of  
Sec. 28 T29 R. 22

Wm Dawson wife and  
Robert A Smith wife  
To

W.D. dated Nov. 10 77

Filed " 15 "

Patience M. Hayes

"79" Deeds "492"  
Lots 4 + 5 B10 Ferry's  
Add. to St Paul acc re

Mortgages

Trust Deed.





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