



Reed and Hyde Families Papers.

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FEB 24, 1903

SATISFACTION OF MORTGAGE.

Know all Men by these Presents, That the PEARSONS-TAFT LAND CREDIT COMPANY, a corporation organized under the laws of the State of Illinois, with its principal office in Chicago, Illinois, does hereby acknowledge payment in full of the debt secured by that certain mortgage from Knute C. Buckeye and wife to said Company, dated Feb. 24th 1903, and recorded in the office of the Register Recorder of Deeds of the County of Jackson in the State of Minnesota in Book 65 of Mortgages, at page 27; and does hereby release the premises conveyed thereby from the lien of said mortgage.

In Witness Whereof the said Pearsons-Taft Land Credit Company has caused these presents to be executed this 23rd day of February A. D., 1918.

Execution hereof witnessed by

PEARSONS-TAFT LAND CREDIT CO.

By

President

State of Illinois, }
COUNTY OF COOK, }

ss. On this 23rd day of February A. D., 1918, before me, a

Notary Public in and for said County, in the State aforesaid, personally appeared Knute C. Buckeye

Knute C. Buckeye to me personally known, who, being duly sworn, did say that he is the

President of the PEARSONS-TAFT LAND CREDIT COMPANY (a corporation), and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said PEARSONS-TAFT LAND CREDIT COMPANY, by authority of its Board of Directors, and said Knute C. Buckeye acknowledged said instrument to be the free act and deed of said PEARSONS-TAFT LAND CREDIT COMPANY.

Anna F. Parker
Notary Public.

MY COMMISSION EXPIRES
JAN. 25th, 1920.

40843 66131

Dwight Buckner COMPARED

IOWA, MINNESOTA, INDIANA AND OHIO

SATISFACTION OF MORTGAGE

Pearsons-Taft Land Credit Co.

TO

STATE OF

Minnesota

County of

Jackson

ss.

No.

I hereby certify that the within instrument was filed for
Record in the office of the *Register* of
Deeds of said County, on the *8th* day
of *March* A. D., *1918*,
at *2⁴⁰* o'clock *P*. M., and was duly recorded in Book
127 of *Mtgs.* on page *133*

R. J. Hill

Register of Deeds



BORLAND BUILDING, CHICAGO.

W. G. Malchow

1575

JOLIET, ILL., 12/16/16.

Mr. W. C. Melchow,

Wilder, Minn.,

Dear Sir:-

Mr. A. S. Dwight has requested me to write you regarding the benefits assessed against the 180 acres in sec. 13 of Mrs. Dwight's farm for Judicial Ditch No. 57.

It is so long since I visited the farm that I do not consider myself well qualified to decide. However, as I remember the lay of the land, that part of the S.E. 1/4 of sec. 13 along the Heron-Lake road-especially the S.E. corner-and a wide strip east and west between the center and north line of the quarter were useless for grain crops because of swampy conditions and should be thoroughly drained.

As I understand it the total cost assessed against the farm for the project is \$8,522.00 and the cost of the ditch will be less than 10% less the benefits assessed. At 10% less, Mrs. Dwight's assessment, if I understand it correctly, will be \$7,670.00, or an average of \$17.43 per acre for the entire 440 acres.

This seems to me a very heavy cost and I would head off the project, or delay it until the cost of labor and material decline, if possible to do so. If too late for that, you should do all you can to have the assessments against this farm equitable in comparison with those against the other farm lands of this drainage district. You are on the ground and familiar with local conditions. Do all you can for the best interests of Mrs. Dwight.

If you have a blue print of this project, send it to me and I will examine it and forward to Mrs. Dwight.

Yours truly,

COMPARED 55568

No. 106.

WARRANTY DEED.

Fred Brumitt & Anne E. Brumitt

—TO—

Jane R. Dwyer

OFFICE OF THE REGISTER OF DEEDS.

STATE OF MINNESOTA,

County of Jackson

I hereby certify that the within deed
was filed in this office for record on the

10th day of Oct.

A. D. 1913, at 9 o'clock A. M., and

was duly recorded in Book 78

of Warranty Deeds, Page 330-31

L. J. Fostel

Register of Deeds.

By Deputy.

Taxes paid and transfer entered this

12 day of Oct 1913

H. D. McKelvey

County Auditor.

Henry E. Wedelstaedt Co., St. Paul, Minn.

I hereby certify that taxes for the year
1912 on the lands described within are paid.

J. A. Wiese
County Treasurer.

4 M. 5-29-04.

THIS INDENTURE, Made this 8th day of August

in the year of our Lord one thousand nine hundred and Thirteen between
Fred Bennitt and Anne E. Bennitt, his wife.

of the County of Will ^{Illinois} and State of Minnesota, parties of the first part, and

Jane R. Dwight, of the City of New York, County of New York
and State of New York,

party of the second part: *Witnesseth*, That the said parties of the first part, for and in consideration of the
sum of Ten Dollars,

to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged,

have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey,

unto the said party of the second part, her heirs or assigns, forever, all the following described tracts,

pieces or parcels of land, situate in the County of Jackson and State of Minnesota, and

known and described as follows, to-wit:

Parcel No.1. The South-east quarter (S.E. $\frac{1}{4}$) Section Thirteen (13) Township
one hundred and four (104) North, of Range Thirty seven (37) West of fifth
(5) principal Meridian, containing one hundred and sixty (160) acres, be
it more or less.

Parcel No.2. The East half ($\frac{1}{2}$) of Lot Number Three (3) in the North East
Quarter of Section Thirteen (13) Township One hundred and four (104)
North, of Range Thirty-seven (37) West of Fifth ⁽⁵⁾ Principal Meridian, said
Parcel No. 2 being more particularly described as follows, to wit: Com-
mencing at the Quarter Post on the East line of Section Thirteen (13) in
Township One hundred and four (104) North, of Range Thirty seven (37)
West of Fifth ⁽⁵⁾ principal Meridian; Thence due West forty (40) rods; thence
due North to the shore of Lake Minnesota as established by the United
States Survey; thence Easterly along the said Lake Shore as established
by the United States Survey to meandered corner No. Two (2) on the East
Boundary Line of said Section Thirteen (13) Township and Range aforesaid;
thence due South along the East Boundary Line of said Section Thirteen (13)
to the place of beginning, containing twenty and one half ($20\frac{1}{2}$) acres, be
it more or less.

Parcel No.3. The North East quarter (N.E. $\frac{1}{4}$) of Section Twenty Four (24) in
the township One hundred and four (104) North, of Range Thirty seven (37)
West of Fifth ⁽⁵⁾ Principal Meridian, containing one hundred and sixty (160)
acres, be it more or less.

Parcel No.4. The West Half ($\frac{1}{2}$) of the North West Quarter (N.W. $\frac{1}{4}$) and the
West half of the South East Quarter (S.E. $\frac{1}{4}$) of said North West Quarter
(W. $\frac{1}{2}$, S.E. $\frac{1}{4}$, of the N.W. $\frac{1}{4}$) of Section Nineteen (19) in Township one hun-
dred and four (104) North, of Range Thirty Six (36) West of Fifth (5)
Principal Meridian, said Parcel No.4 containing One hundred (100) acres,
be it more or less.
Said four (4) parcels of land containing in all Four Hundred forty and
51/100 acres (440-51/100) according to Government Survey, be the same
more or less.

To HAVE AND TO HOLD THE SAME, Together with all and singular, the hereditaments and appurtenances there-

unto belonging, or in anywise appertaining, unto the said party of the second part, her heirs and assigns forever. And the said Fred Bennitt and Anne E. Bennitt, his wife.

parties of the first part, do covenant, with the said party of the second part, her heirs and assigns, as follows: *First*, that they are lawfully seized of said premises; *Second*, that they have good right to convey the same; *Third*, that the same are free from all incumbrances: except one certain mortgage of \$10,000. in favor of the Pearson Taft Land Credit Co. of Chicago, Ills., bearing interest at the rate of 6% per annum from Mch. 1st, 1905, which said second party hereby assumes and agrees to pay as part of the purchase price of said premises *Fourth*, that the said party of the second part her heirs and assigns, shall quietly enjoy and possess the same; and *Fifth*, that the said parties of the first part will warrant and defend the title to the same against all lawful claims.

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

Fred Bennitt [SEAL.]

Anne E. Bennitt [SEAL.]

[SEAL.]

[SEAL.]

STATE OF ~~MINNESOTA~~, Illinois
COUNTY OF Will } ss.

On this _____ day of _____ A. D. 1913, before me personally appeared Fred Bennitt and Anne E. Bennitt
his wife

to me known to be the person s described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed

James Patterson
Notary Public

My Commission Expires February 18th 1917



34428

This Agreement made between the Pearsons-Taft Land Credit Company, of Chicago, Illinois, party of the first part, and Fred Bennett

party of the second part, witnesseth: That

Whereas, The Pearsons-Taft Land Credit Company, of Chicago, Illinois, is payee in a certain promissory note made by

for the sum of Five Thousand no 100 Dollars,

dated February 24th 1903, payable to the order of said Company, at its office in the City of Chicago, Illinois,

on the 1st day of March 1908 which note is secured by a Mortgage deed

of even date, upon Real Estate situated in the County of Jackson and State of Minnesota and more

particularly described in said Mortgage deed, recorded in the Register Office of said Jackson County

in Book 65, Page 27, of Mortgage to which said note and deed reference may be

had; and whereas said Fred Bennett, the present

owner of the land in said mortgage above described

has made application to extend the time of payment of

said note for another term of Five years from March 1st, 1908

and agrees to pay said principal note at the expiration of said time, and interest upon the same, at the rate of

Six per cent per annum from March 1st, 1908, payable annually, upon the first day of Sept 1st March

in each year, at the Office of said Company in the City of Chicago. Now, therefore, the said Pearsons-Taft Land Credit

Company hereby agrees to extend the time of payment of said note for the term of Five years

from the first day of March 1908, upon condition that said Fred Bennett

shall pay said principal note on March 1st, 1913, and the interest thereon as it becomes

due, Provided, however, and this agreement is made upon the express condition that in case said second party shall neglect or refuse

promptly to pay the interest as aforesaid, or if he shall neglect or refuse to pay any legal state, county, local, special, or general tax

or assessment, levied under any law of the United States or State of Minnesota either upon the note or property

aforesaid, then in that case this agreement shall at the option of the legal owner of the said note be null and void, and the said note,

as well as accrued and overdue interest may be declared due and payable at once; and the said Pearsons-Taft Land Credit Com-

pany or its assigns shall have full power and authority to proceed under and by virtue of said note and Mortgage

deed in as full and ample a manner as if this agreement had not been made.

The maker of this note reserves the right to pay \$100 or any multiple thereof

provided, however, that if any such payment exceeds one-fifth of the original

note, one per cent per annum is to be paid on the excess to maturity of the loan.

All payments made to be endorsed on the principal note and the coupons for

subsequent accruing interest to be proportionately reduced in amount.

In Witness Whereof, said Pearsons-Taft Land Credit Company has, by its Vice Pres signed and sealed this

instrument, the 19th day of March A.D. 1908.

Said second party accepts the above conditions upon which said extension is granted, agrees to carry out the provisions of

this agreement, and if he fail in so doing in any respect, he hereby authorize the holder of said note and Mortgage

deed to proceed according to the provision of said Mortgage deed, the same as if the above agreement had not been made.

PEARSONS-TAFT LAND CREDIT COMPANY.

By H. H. Pearson (SEAL)

Vice Pres

Borrower
sign here.

Fred Bennett (SEAL)

(SEAL)

duplicate delivered
Fred Bennett

Paid

No. 23847

\$10000 ⁰⁰/₁₀₀

PRINCIPAL NOTE
OF

Trust Co. Buckeye

Dated February 24th 1903

Due March 1st 1908

Pay to order of

CARRIE BAIN HOYT

without recourse
Pearsons-Land Credit Co.

By [Signature] Treas.
Pay to order of

Pearsons-Land Credit Co.

without recourse

Carrie Bain Hoyt

Pay to order of

Carrie Bain Hoyt

without recourse
PEARSONS-LAND CREDIT CO.

By [Signature]
Pay to order of
Pearsons-Land Credit Co.

without recourse

Carrie Bain Hoyt
W. J. J. J. J.

March 1/16
\$2000 P. on worth
note

J. J. Hoyt

March 1/17 \$2000 P. on
note

FEB 25 1918

Paid

Columbia Trust Co. N.Y.

\$6.180. bal. prin. & interest

J. J. A.

\$10000% Jackson Minnesota February 24th 1903

On the First day of March A.D. 1908 after date, value received; for money loaned I promise to pay to the order of

The Pearsons-Taft Land Credit Company

of Chicago, Illinois

Ten Thousand and % Dollars

at its office in Chicago, Ill., with interest payable annually, at the rate of Six per cent. per annum, which is evidenced by Interest Notes hereto attached. This Note is secured to be paid by a Mortgage Deed made by Thute C. Buckeye (and wife) to Pearsons-Taft Land Cr. Co. conveying Real Estate in Jackson County, Minnesota, and bears interest, payable annually, at the rate of Six per cent. per annum, after due until paid.

But should default be made in the payment of the interest, at the time or in the manner above specified, then and in that case the whole sum of principal and interest remaining unpaid shall, at the option of the owner and holder of this note, immediately become due and payable.

The maker of this note reserves the right to pay \$100 or any multiple thereof March 1st 1904-1905-1906 and 1907...

provided, however, that if any such payment exceeds one-fifth of the original note, one per cent. per annum is to be paid on the excess to maturity of the loan.

All payments made to be endorsed on the principal note and the coupons for subsequent accruing interest to be proportionately reduced in amount.

Northern Litho. Co. Chicago 2

Thute C. Buckeye
Minnie M. Buckeye

28847

— Minnesota Mortgage. —

Ernest C. Buckeye
(and wife)

TO
Pearsons-Taft Land Credit Co.

Dated February 24th 1903

To Secure Loan of \$10,000.00

Due March 1st 1908

Doc. No. 35820

Filed for Record in the Register's Office
of Jackson County, Minn.,
on the 28th day of February
A. D. 1903, at 3:45 o'clock P.M., and
duly recorded in Book 65 of
Mortgages Page 37
John Baldwin
Register of Deeds.

Pearsons-Taft Land Credit Co.,

FARM LOANS,

CHICAGO, ILLINOIS.

Paid
FEB 25 1908

This Indenture,

Made this 24th of Feby A. D. 1903 BetweenKnute C. Buckeye andMinnie M. Buckeyehis wifeof the county of Jackson, and State of

Minnesota, the party of the first part, and the PEARSONS-TAFT LAND CREDIT COMPANY, of the County of Cook and State of Illinois, party of the second part,

Witnesseth: THAT WHEREAS, The said

Knute C. Buckeye

is justly indebted unto said company, in the sum of

Ten Thousand and 00/100

DOLLARS,

for money borrowed, to secure the payment of which he has executed one note of even date herewith, payable on the first day of March, A. D., 1908, being principal note, which sum bears interest at the rate of Six per cent per annum, payable annually, which is evidenced by Five interest coupons to said note attached; said note and coupons bearing interest at the rate of Six per cent per annum after due until paid, and payable to the order of said Company, at its offices in Chicago, Illinois.

Now, therefore, these Presents Witness, That the said party of the first part, in order to secure the prompt and punctual payment of said note and coupons, according to the tenor and effect thereof, and in consideration of Ten Thousand and 00/100 Dollars, to them

in hand, paid by the said party of the second part, the receipt whereof is hereby acknowledged, grant, bargain, sell and convey unto said party of the second part, its successors and assigns forever, all the following described premises (together with all the rents, issues and profits thereof,) situate in the County of Jackson, and State of Minnesota, to wit:

The South East quarter; and part of Government Lot Three (3) of Section Thirteen (13) Township One hundred and four (104) North, Range Thirty-seven (37) described as follows: commencing at the quarter post on the East line of said Section Thirteen (13); thence West 40 rods; thence North to the shore of Lake Minnereka; thence Northeasterly along said lake shore to meander corner No. 2 on the East line of said Section; thence South on the East line of said Section to the place of beginning; the North East quarter of Section Twenty-four (24) Township One hundred and four (104) North, Range Thirty-seven (37); Also the West Fractional half of the North West quarter; and the West half of the South East quarter of the North West quarter of Section Thirteen (13) Township One hundred and four (104) North, Range thirty-six (36) All West of the Fifth (5th) Principal Meridian.

Containing 440 acres more or less

To have and to hold the same together with all the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, to the said party of the second part, its successors and assigns, forever.

And the said party of the first part, for themselves and their heirs, executors, and administrators, do covenant with the said party of the second part, its successors and assigns, that they are lawfully seized in fee simple of the aforesaid premises, and have good right and lawful authority to sell and convey the same in manner and form aforesaid; that they are free and clear of all incumbrances whatever, and that they will Forever Warrant and Defend the same unto the said party of the second part, its successors and assigns, against the lawful claims of all persons whomsoever.

Provided, always, that if said party of the first part, their heirs, executors, administrators, or assigns, shall pay, or cause to be paid, to said party of the second part, its successors, or assigns, the aforesaid sum of money, with interest thereon, at the time and in the manner specified in the above mentioned promissory notes, and shall also pay all taxes as hereinafter specified, and shall keep and perform all and singular the covenants herein contained, then this deed shall be null and void.

But if default be made in the payment of said promissory notes, or any part thereof, or the interest thereon, or any part thereof, at the time and in the manner therein specified; or in case of waste done or permitted on the premises; or in case of failure to pay in due season and before sale or forfeiture the taxes and assessments levied upon said premises by authority of the State of Minnesota, or by authority of the County, City or Town in which the land is situate; or in case any tax is levied or assessment made by the same authorities upon said party of the second part, or upon the legal holder of said notes, on account of the ownership thereof, or in case of the breach of any of the covenants or agreements herein contained; then and in such case, the whole of said principal and interest secured by this mortgage shall, at the option of said party of the second part, or the legal holder of said principal note, become immediately due and payable (anything herein or in said notes contained to the contrary notwithstanding), and the said party of the second part, its successors or assigns, is hereby authorized and empowered to sell the hereby granted premises (as one parcel, where the several pieces of land described are adjoining,) and convey the same to the purchaser or purchasers 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 notes and all taxes as aforesaid, together with all charges, disbursements, and One Hundred Dollars, attorney's fees, and pay the overplus, if any, to the said party of the first part their heirs, executors, administrators, or assigns.

And the party of the first part further agrees that if default be made in the payment of any of said interest notes or any part thereof, or of said principal sum or any part thereof, when the same come due, whether by the terms of said interest notes or principal note or because of the exercise of his option by the legal holder of said notes, or either of them, to declare the same due as herein provided, it shall be lawful for said party of the second part, in his own name or otherwise, or for the owner of the principal note hereby secured, or of any of said interest notes, to bring an action in any court having jurisdiction thereof for the foreclosure of this mortgage. And in case of the commencement of foreclosure, or of foreclosure of this mortgage as aforesaid in any court of law or equity, a reasonable and customary sum shall be allowed or the solicitor's fees of the complainant in such proceeding, and also the cost of a necessary or complete abstract of title to said premises, and in case of any other suit or legal proceeding, wherein the said party of the second part or the holder or holders of said principal note, shall be made a party by reason of this mortgage, the reasonable fees and charges of the attorneys or solicitors of all persons so made parties, for services in such suit or proceeding, shall be a further lien and charge upon the said premises under this mortgage, and all such attorney's and solicitor's fees and charges shall become so much additional indebtedness secured by this mortgage, and be paid out of the proceeds of sale thereof, if not otherwise paid by said party of the first part.

In case of the filing of any bill to foreclose this mortgage, the Court may appoint the Sheriff of Jackson County aforesaid, or any competent person, Receiver, with power to collect the rents and profits arising out of said premises during the pendency of such foreclosure suit, and until the right of redemption expires, and such rents and profits so collected shall be applied first to the payment of taxes, and the expense of keeping the premises in good order and condition; and the balance shall be applied toward the payment of said principal and interest notes, or either of them.

And the said party of the first part, for themselves and their heirs, executors, administrators, and assigns, covenant and agree to and with said party of the second part, its successors and assigns, that they will pay said sums of money above specified at the time and in the manner above mentioned, and that they will in due season pay all taxes and assessments upon said premises. And in case said party of the first part, their heirs or assigns, should neglect to pay all such taxes as above specified, or if they should fail to satisfy any prior lien or incumbrance upon said premises, then said party of the second part,

its successors or assigns, may pay such taxes, or incumbrance without inquiring into the validity of such prior lien, tax or incumbrance; and all moneys thus paid, with interest thereon at six per centum per annum, shall become so much additional indebtedness, and shall be collectible with and in the same manner as the original debt secured by this mortgage, and shall be paid out of the proceeds of sale of the lands and premises aforesaid, if not otherwise paid by said party of the first part, their heirs or assigns. And it is agreed that in case of the payment of said taxes or assessments by said second party, its successors or assigns, the receipt or receipts of the proper officers for the same, in the hands of the said second party, its successors or assigns, shall be conclusive evidence of the validity and amount of such taxes and assessments.

And in consideration of the money paid as aforesaid to the party of the first part, the said party of the first part does hereby release and waive all right under, and benefit of, the "Exemption and Homestead" laws of the State of Minnesota, in and to the lands and premises aforesaid.

In Witness Whereof, the said party of the first part have hereunto set their hands and seals on the day and year first above written.

Signed, Sealed and delivered
in presence of

Thurte C. Buckeye



Minnie M. Buckeye



Witnesses.

John L. Gassell
J. J. Gassell

State of Minnesota,

County of Jackson

ss.

I, John L. Gassell a Notary Public within and for said county, do hereby certify that, on this 27th day of February A. D. 1903, personally came before me Thurte C. Buckeye and Minnie M. Buckeye his wife

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 as their free act and deed.

My Commission Expires March 17th, 1906.

John L. Gassell
Notary Public
Jackson Co.
Minne.

40843

Pearsons Trust Land Credit Co.,105 South LaSalle Street
Chicago, Illinois

Dear Sir :

In consideration of the extension to March 1st, 1918, of the time of payment of that certain promissory note made by Kynte C. Buckeye, for the sum of Ten Thousand and 00/100 Dollars, dated February 24th 1903, due according to its terms on the 1st day of March 1908 and secured by and more particularly described in that certain Mortgage deed of even date therewith, conveying real estate situate in the County of Jackson and State of Minnesota, and duly recorded in Book 65 of Mortgages at page 27 of the records in the Office of the Register ~~Record~~ of Deeds of said County, the undersigned, the present owner of the land securing said note hereby acknowledges that none of the principal sum having been paid on said note, it is now evidence of a just and valid debt in the sum of Ten Thousand and 00/100 Dollars, and promise and agree as follows: (1) To pay said note as extended, together with interest thereon at the rate of 6 per cent per annum, payable semi annually, on the 1st day of March and September as evidenced by interest notes hereto attached, at your Office, at the above address. (2) Retention of this agreement by you shall be conclusive evidence of such extension against all persons whomsoever. (3) Except as otherwise expressly provided herein such extension shall be subject to all of the terms, covenants and conditions of said Mortgage deed, which shall be construed as a part hereof as fully to all intents and purposes as if written at length herein. (4) In case of a breach of any of the agreements, covenants or conditions hereof as above construed, you or your assigns may at your or their option declare said principal note and all interest accrued thereon and all further sums collectible according to the terms hereof as above construed, due and payable forthwith and take any and all steps authorized herein as above construed for the collection of said sums.

In Witness Whereof These Presents are executed by the undersigned this 23rd day of January 1913.

The maker of this agreement reserves the right to pay \$100 or any multiple thereof March 1-1914-15-16- and 1917 provided, however, that if any such payment exceeds one-fifth of the amount extended, one per cent, per annum is to be paid on the excess to maturity of the loan. All payments made to be endorsed on the principal note and the coupons for subsequent accruing interest to be proportionately reduced in amount.

Fred Smith
SEAL
SEAL
SEAL