

Signed Sealed and delivered in presence of Wm G English }
 State of California County of Sacramento } S.S. On this 26th
 day of September A.D. one thousand eight hundred and fifty seven, before me
 Wm G. English a Notary Public in and for said State & County, personally appear
 and F. H. Kauffman to me personally known to be the individual described
 in and who executed the annexed instrument, and acknowledged to me that
 he executed the same freely and voluntarily and for the uses and purposes therein
 mentioned, in witness whereof, I have hereunto set my hand and affixed my
 Official Seal, the day and year first above written

Recorded Oct. 10th 1857 at 3 1/2 1/2 m

(At request of said person)

Wm G. English
 Notary Public

Probate Court, for the Estate of J. L. Folsom, dec'd
 To confirm of Sale to H. W. Hallett and S. W. Van Winkle Executors }
 State of California County of San Francisco. In the Probate Court October 5th A.D. 1857. In the matter of the last Will and Testament of Joseph L. Folsom, deceased. Whereas, under and by virtue of an act of the Legislature of the State of California entitled "an act to authorize the Executors of Joseph L. Folsom deceased, to sell real Estate of their Testator at private Sale approved April 24th 1857. Henry W. Hallett and S. Warren Van Winkle two of the duly appointed Executors of the last Will and Testament of Joseph L. Folsom deceased, the other Executor Archibald C. Peasday, being absent, from the State, did sell at private Sale certain real Estate of their Testator situated in the County of Sacramento and State of California. And Whereas, on the 21st day of September A.D. 1857 at a term of the Probate Court next after such Sale, the said Henry W. Hallett and S. Warren Van Winkle Executors as aforesaid made to this the said Probate Court a return verified by their oath of their proceedings under and pursuant to said act aforesaid, with account of Sales made at private Sale of certain parts of real Estate of their Testator situated in the County of Sacramento aforesaid, setting forth therein the terms of the several Sales and among them the particular piece and parcel of land hereinafter more fully described, the person to whom the same was sold and the payment made an account of said purchase which said return was made and filed on the 21st day of September A.D. 1857; The consideration of which said return was by order of the Court postponed until Monday the 28th day of September A.D. 1857. And Whereas on Monday, September 28th 1857, on Motion of S. P. Cutler it was ordered that the consideration of so much of said return as related to the land hereinafter described be postponed and the same was postponed to Monday the 5th day of October A.D. 1857. And Whereas on this the 5th day of October it has been made to appear, by Proof to the Satisfaction of the Court that the Sale hereinafter set forth was in all respects legally made and fairly conducted and that the sum obtained or to be paid for the piece or parcel of land hereinafter described is not disproportionate to the value of the same and upon the said piece or parcel of land hereinafter set forth the purchase has made part payment, and Whereas it appears by the report of said Executors filed on the said 21st day of September 1857, that said piece or parcel of land was bid for by two purchasers and that the sum bid by Charles W. Nyström for said piece or parcel of land is the highest bid (The Terms of the two offers being the same except the amount bid per acre) the Court is of opinion that the said Charles W. Nyström is entitled to be adjudged the purchaser thereof, and the said Executors are hereby directed to return to the said S. P. Cutler the other bidder the sum of two thousand Dollars, being the amount deposited with them by him coincident with his

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bid. And Whereas, it was made to appear by proof to the satisfaction of the Court that at the time of making said sales by the said H. H. Hallett and P. Warren Van Winkle as aforesaid that Archibald C. Beachy, one of the duly appointed executors of said J. L. Folsom, was absent from the State and that they were the only remaining executors in the State at that time, but that since the return of said sales that the said Beachy has returned and is now in the State, Now it is hereby ordered that the said sale made by Henry W. Hallett and P. Warren Van Winkle, the only two remaining executors in the State at the time of making said sale of the piece or parcel of land hereinafter forth be and the same is hereby confirmed and approved and made valid to the purchaser Charles W. Nyström, according to the terms of said sale hereinafter set forth. And it is further ordered that Henry W. Hallett, Archibald C. Beachy and P. Warren Van Winkle be and deliver to the said Charles W. Nyström, the purchaser of said piece or parcel of land a good and valid deed conveying all the right title, interest and estate which the said Joseph L. Folsom had therein at the time of his death and all the right title and interest which the said executors may have acquired therein for the estate of said Folsom since his decease; but the delivery of said deed is to be upon the receipt at the same time of cash in full for the amount of purchase or of note and mortgage upon the same piece or parcel of land from the said purchaser if he has not paid the full amount of the purchase and by the terms of said sale is to have credit for part of the purchase money. The said deed and mortgage is to be made by the attorney of the executors, at the expense of the purchaser. And the piece or parcel of land the sale of which is herein and hereby confirmed and approved as the following piece or parcel of land situated and being in the County of Sacramento and State of California and known and designated as a portion of the Rancho called "Rio de los Americanos" situated on the American River bounded and described as follows, to-wit: Commencing at the South East Corner of the Rancho "Rio de los Americanos" at a Tree marked "L" (Leidesdorff) thence South 42.075 chains, thence South 29 1/2° West 128.56 chains; thence West 337.87 chains; thence along the section line between Sections Nineteen and Twenty, and Sections Seventeen and Eighteen North 100.67 chains to the left bank of the American River, thence following up the left bank of the American River to the point of beginning, containing about 9,042 1/2 acres, saving and excepting therefrom the town of Folsom, as surveyed by Theodore D. Judah, a copy of whose map of Survey is duly filed in the office of the County Recorder of Sacramento County, also saving and excepting therefrom the land conveyed or agreed to be conveyed by J. L. Folsom deceased to the Sacramento Valley Rail Road Company, and now occupied by said Rail Road, the same being a strip of land - wide and measuring each side of the middle line of said Road. The purchaser is Charles W. Nyström, and the terms of sale are Two Dollars and fifty cents per acre, ten per cent in cash, forty per cent in thirty days after confirmation and fifty per cent in ninety days after confirmation, with interest thereon at the rate of two per cent per month, paid in cash Two Thousand four Hundred and ten Dollars, in witness Whereof, I, Thomas W. Frelson County Judge and Ex Officio Probate Judge in and for the County of San Francisco, have in open Court on this the Fifth day of October A.D. 1857 hereunto set my hand and caused the Seal of the Probate Court of the said County of San Francisco to be affixed

Thomas W. Frelson
County Judge and
Ex Officio Judge of the Probate Court

Attest J. William Deer County Clerk
By D. P. Belmont dep. County Clerk

State of California County of San Francisco } S. B. In the Probate Court, J. William Deer County Clerk of said County and Ex Officio Probate Clerk of the Probate Court of said County, Certify the foregoing to be a true copy of the original Order now of Record and on file in my Office as Clerk of the Probate Court.

S. B. On this 26th day of October, 1857, before me personally appeared and described as to me that purposes therein expressed my

English of Public

copy. In the Probate Court of the last deceased. Whereby the Legislature of California authorized the Executor of the last Will and Testament of Joseph L. Folsom deceased, Charles W. Nyström, and Henry W. Hallett, P. Warren Van Winkle, Executors by their last account of sales situated in the County of Sacramento and hereinafter and the papers was made and which said is 28th day of 57. On Motion of said return same was this the 5th day of the Court made and

the piece or parcel of land which the purchaser Charles W. Nyström is hereby to purchase for the sum of Two Thousand and

Within and for the said County of San Francisco, In Witness Whereof, I have hereunto set my hand and affixed the official seal of the said Probate Court on this sixth day of October A.D. 1857.

William Owen
to Clerk

Recorded Oct. 10th 1857 at 3 1/2 P.M.
(at request of M. Grim)

By A. P. Belmont, Deputy

R. W. Wick & wife
to
E. P. C. Rust wife of
Richard Rust

This Indenture made the twenty first day of August in the year of our Lord one thousand eight hundred and fifty seven, between Robert W. Wick and Mary A. Wick his wife of the City and County of Sacramento and State of California parties of the first part and E. P. C. Rust, Wife of Richard

Rust of the same place, party of the second part, Witnesseth, that the said parties of the first part, for and in consideration of the sum of two thousand nine hundred and fifty dollars lawful money of the United States of America, to them in hand paid by the said party of the second part, at or before the enacting and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, remise, release, convey and confirm, unto the said party of the second part, and to her heirs and assigns forever, All that certain piece or lot of land lying and being in the City and County of Sacramento and State of California and known and described on the map or plan of said City as the South half (S 1/2) of Lot Number four (4) in the Square between D and E and Sixth (6th) and Seventh (7th) Streets in said City, Together with all and singular the Tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders real, personal and profits thereof, And also all the right, title, interest, Homestead, property, possession, claim and demand whatsoever, as well in law as in equity of the said parties of the first part, of, in or to the above described premises, and every part and parcel thereof, With the appurtenances, To Have and To Hold, all and singular the above mentioned and described premises, Together with the appurtenances unto the said party of the second part, her heirs and assigns forever, And the said first parties and their heirs, the said premises in the quiet and peaceable possession of the said party of the second part her heirs and assigns, against the said parties of the first part, heirs, and against all and every person and persons, Whomever, lawfully claiming or to claim the same shall and will Warrant and by these presents forever defend, except any title or claim held by, or under the Government of the United States, In Witness Whereof, the said parties of the first part, have hereunto set their hands and Seals, this day and year first above written.

Signed, Sealed and delivered in the presence of
Robert W. Wick (Seal)
Mary A. Wick (Seal)

State of California County of Sacramento 3/3. On this fourteenth day of September A. D. one thousand eight hundred and fifty seven, before me Samuel Cross, a Notary Public in and for said County personally appeared Robert W. Wick and Mary A. Wick his wife who are to me personally known to be the individuals described in and who executed the annexed instrument and acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes herein mentioned, the said Mary A. Wick being by me first made acquainted with the contents thereof on examination apart and without the hearing of her husband, acknowledged

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