

to him absolutely but shall be retained in Trust by said Executor and Trustee, who shall pay over the rents, issues and profits thereof to the said Charles W. Coffey during his lifetime and upon his decease his said share shall be equally divided between the said Grace A. Steelman, Margaret M. Macpherson and Townsend L. Coffey, and if any of said persons shall have died leaving lawful issue such issue shall take share and share alike per stirpes and not per capita the portion of said principal sum which their parent would have taken if living. In the event that Charles W. Coffey shall have died before the death of my mother Alice M. Crosby, the share that would otherwise have been set aside for his use shall be paid over and distributed share and share alike, to Grace A. Steelman, Margaret M. Macpherson and Townsend L. Coffey, the lawful issue of any of said persons who shall have died to take the share their parent would have taken if living, share and share alike per stirpes and not per capita.

Ninth.- I authorize and empower my Executor and Trustee hereinafter named, and its successors, in their absolute discretion and at any time, to sell, mortgage, lease, pledge or otherwise dispose of any and all or the rest, residue and remainder of my real and personal estate mentioned in the Seventh paragraph hereof or any other of my real and personal estate which may fall into and become part of the said rest, residue and remainder at public or private sale, upon such terms as to credit or otherwise as to them may seem proper and to make, execute and deliver such mortgages, leases, deeds, conveyances or other instruments in writing as they may consider necessary in order to carry out the purposes hereof.

Tenth.- I hereby nominate, constitute and appoint The Title Guarantee & Trust Company, 176 Broadway, Borough of Manhattan, City of New York, as Executor of and Trustee under this my last Will and Testament, and it is my express desire and wish that said Executor and Trustee shall retain and avail itself of the services of my personal counsel of many years standing, Louis O. Van Doren, Esq., of the New York Bar, as attorney and counsel for said Executor and Trustee in the management and conduct of the office of Executor and Trustee under this my Will.

Eleventh.- I hereby revoke all other wills by me made.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my seal at the City of New York, State of New York, this 28th day of March, in the year of our Lord, Nineteen hundred and fourteen.

MARIA A. del RIO (Seal)

In presence of:
Herrick McClethen,
Joseph F. Daly,
Austin Meegan.

On this 28th day of March, 1914, Maria A. del Rio, residing at No. 47 West Ninth Street, Borough of Manhattan, City and State of New York, the testatrix mentioned in and who executed the foregoing instrument, signed, sealed, published and declared the same to be her last Will and Testament in our presence, who thereupon, at her request and in her presence and in the presence of each other, did sign our names as subscribing witnesses thereto.

Names	Residences
HERRICK McCLETHEN	36 Munroe Place, Bor. of Brooklyn, City and State of New York.
JOSEPH F. DALY,	462 57th Street, Borough of Brooklyn, City and State of New York.
AUSTIN MEEGAN,	1109 Putnam Ave., Bor. of Bklyn., City of New York.

At a Surrogates' Court, held in and for the County of New York, at the Surrogates' office in said county, on the 13th day of November, in the year 1917.

Present: Hon. ROBERT LUDLOW FOWLER, Surrogate.

In the Matter of Proving the Last Will and Testament of

MARIA A. DEL RIO, Deceased.

The citation herein having been duly issued, served, and returned, and the Surrogate having on his own motion appointed Winter Russell, Esq., special guardian of the infant herein, the allegations of the parties appearing having been heard, and the proofs having been duly taken by the Surrogate, among other things as to the execution of said instrument, bearing date March 28th 1914, and the probate of the

said Will not having been contested, and it appearing to the Surrogate that the Will was duly executed, and that the testatrix, at the time of executing it, was in all respects competent to make a Will and not under restraint:

IT IS ORDERED, ADJUDGED AND DECREED, that the instrument offered for probate herein be and the same hereby is admitted to probate as the Last Will and Testament of the said Deceased, valid to pass real and personal property, and that letters testamentary be issued thereon to the executor who may qualify thereunder.

AND THAT Winter Russell, Esq., the special guardian herein is hereby allowed twenty five dollars for his costs and for compensation for his services.

ROBERT LUDLOW FOWLER, Surrogate.

THE PEOPLE OF THE STATE OF NEW YORK,

By the Grace of God free and Independent,

To all to whom these presents shall come or whom they may concern, Send Greeting:

Know Ye, That at the County of New York, on the 13th day of November, in the year of our Lord one thousand nine hundred and seventeen, before Honorable ROBERT LUDLOW FOWLER a Surrogate of our said county, the Last Will and Testament of MARIA A. DEL RIO deceased, was proved, and is now approved and allowed by us; and the said deceased having been at the time of her death a resident of the County of New York, by means whereof the proving and registering said will and the granting administration of all and singular the goods, chattels and credits of the said testatrix and also the auditing, allowing and final discharging the account thereof doth belong unto us, the administration of all and singular goods, chattels and credits of the said deceased in any way concerning her will, is granted unto TITLE GUARANTEE AND TRUST COMPANY OF THE CITY OF NEW YORK, N. Y. executor in the said will named.

In Testimony Whereof, we have caused the seal of office of the Surrogate's Court of the County of New York to be hereunto affixed.

Witness, Honorable ROBERT LUDLOW FOWLER, A Surrogate of our said County of New York at said County, the 16th day of November, in the year of our Lord one thousand nine hundred and seventeen.

Daniel J. Dowdney, Clerk of the Surrogates' Court.

All which we have caused by these presents to be exemplified, and the seal of our said Surrogates' Court to be hereunto affixed.

Witness, Hon. ROBERT LUDLOW FOWLER, A Surrogate of the County of New York, at The City of New York, the third day of January in the year of our Lord one thousand nine hundred and nineteen and of our independence the one hundred and forty-third.

(SEAL) Daniel J. Dowdney, Clerk of the Surrogates' Court.

I, ROBERT LUDLOW FOWLER a Surrogate of said County and presiding Magistrate of the Surrogates' Court, do hereby certify that DANIEL J. DOWDNEY, whose name is subscribed to the preceding exemplification, is the Clerk of said Surrogates' Court of the County of New York, and that full faith and credit are due to his official acts. I further certify that the seal affixed to the exemplification is the seal of our said Surrogates' Court, and that the attestation thereof is in due form, and according to the form of attestation used in this State.

Dated, New York, January 3, 1919. Robert Ludlow Fowler, Surrogate.