

Item: I give and devise unto my said daughter Anna  
Bertrude Ayres my house and lot of ground situate on  
Pacific Avenue near Maryland Avenue, Atlantic City, New  
Jersey, in fee simple.

All the rest, residue and remainder of my estate, real,  
personal and mixed, whatsoever and wheresoever I give,  
devise and bequeath unto the Real Estate Title Insurance & Trust  
Company of Philadelphia, and William F. Trinkle, Attorney-at-  
law, of the City of Philadelphia, absolutely and in fee simple;  
in trust nevertheless, for the uses, ends, intents and pur-  
poses, and under and subject to the several provisions, re-  
strictions, limitations and conditions following, that is to say,  
that they, my said trustees, and the survivor of them  
or any successor in the trust, shall keep invested and re-  
invested all and singular my said above mentioned resid-  
uary estate and collect the interest, rents, dividends and in-  
comes thereof, and after deducting thereout the proper charges  
and expenses of such collection to pay over the net interest,  
rents, dividends and income thereof, when and as collected  
and not by way of anticipation, quarterly, unto my said  
beloved daughter Anna Bertrude Ayres during all the time  
of her natural life whether covert or sole, free and clear of all  
debts, contracts and engagements, and without liability to  
attachment, sequestration or other legal process for the  
same; and also for her sole and separate use, free and  
clear of and from the interruption, intervention and control  
of any husband she may have or take, and without being  
in any way subject, responsible or liable, to or for the debts,  
contracts and engagements of her said husband; and in  
further trust, from and immediately after the decease of my  
said daughter Anna Bertrude Ayres, to grant and convey  
the whole of the principal of my said residuary estate  
equally, unto all and every the child or children of my said  
daughter, who may be then living, or to the issue of any  
of them who may be deceased, such issue taking and  
equally dividing their parents share only, in fee simple,  
absolutely and forever.

But it is further my will that, if my said daughter  
Anna Bertrude Ayres shall die without leaving any child  
or children, or the issue of any deceased child or children yet  
surviving, then in such event my said trustees or the  
survivor of them or any successor in the trust, shall  
forthwith grant and convey one half of the principal of my  
said residuary estate unto my brother John W. Stauffer,  
if he shall be living at the death of my said daughter,  
or to his heirs at law if he shall be then dead, in such  
proportions as they would be severally entitled therein and  
thereto under the intestate laws of the Commonwealth  
of Pennsylvania, had my said brother died seized and  
possessed of one half of my said residuary estate; and

in further trust to grant and convey the other equal one  
half part of the principal of my said residuary estate unto  
Sally Strutz, Emma Turner, Minerva Young, Sallie Huston and  
Ola Hamaker, share and share alike, absolutely and in fee  
simple, or to the heirs at law of such of them as may not  
be living at the time of the death of my said daughter as  
aforesaid.

For the purpose of carrying out the provisions of this  
my said will, I hereby authorize and empower my said  
trustees or the survivor of them, or any successor in the  
trust, in their sole discretion from time to time to sell and  
dispose of the whole or any part of my said residuary estate  
for such price or prices, and upon such terms and conditions  
as to them may seem, meet and proper, and by proper deeds and  
other assurances in the law duly acknowledged to grant and  
convey the whole or any part of my said residuary estate so  
sold by them, as aforesaid, unto the purchaser or purchasers  
thereof, absolutely and in fee simple, or for any less estate,  
without any liability on the part of such purchaser or purchasers  
to see to the application of the purchase money. I have full  
confidence in my said trustees, and dispense with the enter-  
ing of any security by them to the full extent that I have  
authority under the law so to do.

Lastly, I nominate, constitute and appoint my daughter  
Anna Bertrude Ayres and my cousin Minerva Young, of the  
City of Philadelphia, the executors of this my last will and  
testament, hereby revoking all wills heretofore by me at  
any time made.

In witness whereof, I have hereunto set my hand and  
affixed my seal this seventh day of May, Anno Domini, One  
thousand Nine hundred and Five,  
Signed, sealed, published and declared  
by the above named Sarah S. Ayres the  
testatrix, as and for her last will and  
testament, in the presence of us, who have  
hereunto subscribed our names as witnesses  
thereto at her request, in her presence, and  
in the presence of each other.

Sarah S. Ayres

E. Clinton Rhoads

John C. Bell

John Weil

1333 Land Title Bldg.,  
Phila., Pa.

Atlantic City, August 22, 1905

I wish to add to my will, that my daughter, Bertrude  
Ayres shall be given \$125.00 a month until the estate  
is settled, and I want something of mine given to my  
niece Mrs. Phelps also one hundred dollars (\$100.00) given  
to Sallie Buryn, and Five Hundred Dollars (\$500.00) more  
given to my brother, John W. Stauffer, making one