

familiar with values of real estate in that village. I am well acquainted with the property at corner of Elm St. and Atlantic Ave. known as the Ann Eliza Thomson property consisting of a lot and two small buildings in very bad repair. I believe three hundred and ten dollars to be the full value of the property as it stands today.

Shown and subscribed before me this 4th day of December

C. D. 1916.  
Evan B. Albertson  
Notary Public of N.J.

John T. Irving

State of New Jersey } ss.  
Atlantic County }

W. Johnson & James Watson being each duly sworn upon their respective oaths say: We are residents of the village of Ellwood New Jersey and are familiar with real estate values in the same. We are well acquainted with the property at corner of Elm St. and Atlantic Avenue known as the Ann Eliza Thomson property consisting of a lot and two small buildings in bad condition. We believe that three hundred and ten dollars is a fair value of the property as it now stands.

Shown and subscribed before me this 4th day of December

C. D. 1916.  
John T. Irving  
Notary Public.

W. Johnson

James Watson.

Atlantic County Orphans' Court.

In the matter of the application of Tobias E. McComell, guardian of Ann Eliza Thomson, a lunatic, for sale of lands.

Order confirming sale.

Upon reading and filing the duly verified report of Tobias E. McComell, guardian of Ann Eliza Thomson, a lunatic, whereby it appears that in pursuance of an order made in this matter, bearing date of the fifteenth day of August, A. D. nineteen hundred and six, whereby said guardian was ordered and directed to sell the lands of said lunatic described in the petition, at either public or private sale; and it also appearing from said report that it was most advantageous to sell Tract No. One of the lands described in said petition at private sale; and it further appearing that said property, to wit, Tract No. One was sold on the fifteenth day of December A. D. nineteen hundred and six, to w<sup>it</sup> Charles W. Maurer of Ellwood in the Township of Mullica in the County of Atlantic and State of New Jersey, by the said Tobias E. McComell, Guardian a. c., for the sum of three hundred and ten dollars; and it further appearing that said price of three hundred and ten dollars is a fair and reasonable price for said Tract No. One and that said Tract No. One would not bring as much or more if sold at public sale; and it further appearing that the terms of said sale are as follows, to wit, three hundred and ten dollars cash on the delivery of said deed to said Charles W. Maurer.

It is, therefore, on this fourth day of January A. D. nineteen hundred and seven, ordered that the said sale be and the same is hereby approved and confirmed as valid and effectual in law, and that the agreement between the said Tobias E. McComell and Charles W. Maurer for the sale of said property, be and the same is hereby also confirmed according to the terms and conditions in the said report mentioned.

And it is further ordered that the said Tobias E. McComell guardian a. c. do make, execute and deliver to the said Charles W. Maurer, a good and sufficient conveyance in the law for the lands and premises so purchased as aforesaid, upon his complying with the terms and conditions of said sale.

E. C. Higbee  
Judge.

Filed & Recorded Jan. 5. 1907.

Emanuel B. Shoner,  
Surrogate.