

Jefferson County Circuit Court
Administrative Records
August 1863

Morse, John N.
Coleman, E. B.

Articles of agreement

See also John N. Morse, et al
vs. Samuel Carlton, December
1863, Box 15 Folder 16

Box 40 Folder 72

Articles of a grant made and entered into on this
1st day of March A.D. 1863 by and between John H.
Morse of Jefferson Co in the State of Missouri party
of the first part and E. B. Coleman of the City of St.
Louis in said State party of the second part.

Therefore

Whereas the said party of the first part is the owner in
fee simple of (240) Two Hundred and forty acres
of land situated in said Jefferson Co being the
West half of the North West Quarter and the South West
Quarter of section (16) sixteen in Township 41 39
range (4) east of the 5th principal meridian
which he proposes to furnish and appropriate to
the use of planting Orchards, Vineyards and other
joint accounts with said E. B. Coleman

In consideration of the covenants and agreements on
the part of said E. B. Coleman the said party of the
1st part agrees to furnish as soon as the said
E. B. Coleman may desire for Five Hundred Dollars
to be expended in the purchase of Lumber and materials
for fencing part of said land One Yoke of Oxen
Wagon and provisions or cash necessary for the
prosecution of said joint enterprise for the coming
year. Said party of the 1st part further agrees
to advance the additional sum of sixteen Hundred
Dollars after the 1st of January next in such
sums and at such times as said E. B. Coleman
may require for the purpose of building, fencing
and necessary for putting the land in condition
for planting fruits and said party of the 2nd part
agrees to commence in two weeks from the date hereof
to fence clear and prepare a portion of said
land for planting fruit trees the present Spring to

commence planting such fruit trees as he deems
desirable & profitable until he shall have expended
in such fruit planting & other actual improvements
on the place over and above the amount furnished
by said Morse the sum of \$575. Fifty seven Hundred
Dollars which shall be made within five years
from the date hereof. The said Coleman shall be
allowed the following rates for planting ^{Trunks} ~~Trunks~~ ^{Trunks} ~~Trunks~~
Apple trees \$25. per Hundred. Cherries. Plums. Pear trees
\$40. per hundred. Peach trees \$15. per Hundred. Quince
trees \$25. per Hundred. Gooseberries. \$10 per Hundred Rasp-
berries. Black berries. Gooseberries. Currants. Strawberry
\$50. per acre well stocked. That during said five
years said E. B. Coleman shall have the proceeds
arising from the Cultivation of said land. It is
agreed that the net proceeds of all Woods, Rail
Road ties, shall be equally divided between the two. Said
party of the 1st port agrees in consideration of certain
expenditures on the part of said Coleman to convey
to said Coleman his heirs or assigns an undivided
half part of the said two hundred and forty acres
of land at the end of five years by a good and
sufficient narrative deed. The said E. B. Coleman of
the 2nd port to keep a correct account of all ex-
penditure for fencing and preparing said land
and should such expenditures exceed \$2100. Twenty one
hundred Dollars furnished as the above set forth by
said Morse such excess shall be equally divided
and paid by the respective parties. It is understood
however that said Morse shall not be called upon
to pay over one thousand Dollars over and above the said
\$2100. all trees and plants grown by said Coleman
on said land in nursery form shall belong to him self
exclusively. During the said five years said Coleman
to cultivate said fruit trees & plants with ordinary good

with ordinary good cultivation & tiller.

The said Morse to reserve the right to work or dig
for minerals of the portion of land heretofore
mentioned

In testimony whereof we hereunto set
our hand & seal on the day & date
above written

March 3, 1883

John H Morse

Seal

E. B. Coleman

Seal

State of Missouri } 88
County of & City St Louis

Be it Remembered that
on this the Third day of March A.D.
Eighteen Hundred & Sixty three before me
the undersigned
Came John H Morse of Jefferson County
Mo. & E. B. Coleman of the City & County of
St Louis State of Missouri
who are known to me

to be the same persons whose names are sub-
scribed to the foregoing instrument of writing
as parties thereto, and severally acknowledge
the same to be their act and deed for
the purposes therein mentioned

E. B. Mason

Notary Public



State of Missouri, p
County of Jefferson & The undersigned Clerk of the
Circuit Court and Ex officio Recorder for said
County do certify that the foregoing instrument of
writing was on the 19th day of August 1863 filed for
Record in my office and is truly Recorded in
Book 5 page 607 & 608

Witness my hand and seal
of said Court at office the date
aforesaid.

Elias J. Hooney
Recorder

Agreed made

Attest

John H. Morse

&

E. B. Coleman

Filed Aug 19th 1863

Elias J. Hooney

Recorder