At my request, Mr. Dennis prepared the deed from the heirs at law of Ann R. Dronenburg to Minnie N. Perry, and it is the Deed which is filed in these proceedings, marked Exhibit "B". At at this time I idetify Exhibit "C" as the acknowledgement of purchase signed by me on the 10th of April, 1915. I have always been, and am now ready to comply with the terms of sale, as soon as the Deed is completed. It lacks only the signature of one of the defendants, Bertha R. Strube, who has as not yet signed this Deed. I do not thimk there is any question about the fairness of the sale, or the price paid for the property in question. In my judgement, $2500 would be a fair price for this property, but I was willing to pay more for the reason that it adjoines my property and males a valuable addition to it. I do not know what objection Mrs. Strube can have to signing the deed, but the fact remains that it has not been executed, and for that reason I understand these proceedings were instituted. As I said above, I always have been and am now geady, willing and anxious to comply with the terms of sale, as soon as the Deed is completed.

CROSS EXAMINATION.

1x. Have you paid any money to Mr. Dennis, as Attorney in this case?

A. I paid him $300.00 as a deposit on the day of sale, according to the terms of sale.

2x. You knew that Mr. Dennis did not have deed for this property, either in his own name or as Attorney in fact for the Dronenburg heirs?

A. I knew he was to prepare the deed according to the sale bills, and I was to pay the rest of the purchase price when he delivered me the Deed.

3x. Have you a copy of the sale bill with you?

A. No sir.

4x. Do you have a copy of the sale bill that you have filed with the examiner?

A. I do not know whether I could produce a copy of the sale bill or not, but I know that the advertisement annexed to Exhibit "C" is identical with the sale bills as printed. I compared them at the time.

5x. You knew Mr. Dennis did not have a power of attorney from these heirs, did you not?

A. No, I didn't.

6x. Did you examine at all into Mr. Dennis's authority as Agent and Attorney to sell this property before the day of the sale?

A. No, I didn't go over anything special in the advertisement.

7x. From whom did you expect to get the deed; the heirs of the property?

A. Well, I understood that it belonged to them; that after Charles Dronenburg's death it was to be sold at auction. I took it under this agreement that they would deliver the deed.

8x. Then you took your chances on the day of sale of these heirs at law being willing to sign the Deed?

A. Well, I felt positive it was Charles Dronenburg's, and the different heirs told me that George R. Dennis had the selling of it; and that there wouldn't be any question about the Deed.

9x. Charles Dronenburg was the only one of the heirs, was he not?

A. No; there was Charles Dronenburg and Mrs. Pyles. I donnot know as I know of any others.

10x. There were about six other interested of the heirs at law besides the two mentioned, were there not?

A. I think so; Bertha Srrube is one of them.

11x. You didn't talk to her before the day of sale, did you?

A. No sir.

12x. Was there any statement made by the auctioneer at the time of the sale other than the reading of this newspaper advertisement, Exhibit "C"?