

A. Only my sister-in law would say, you ought to fix this and ought to fix that or should have this. Understood, I was trying to fix it up, it all costs.

A. never said anything to the contrary.

61 Did Mes. Gardner come to see you during the summer?

A. Yes sir.

62. How often?

A. Once every summer except the last two years. I think she missed three summers in the last twenty years to the best of my recollection.

63. Did she approve of the repairs and improvements you made?

A. Oh, yes sir.

64. Do you know the rental value of the property in Petersville and around there?

A. Yes sir.

65. What would you consider the reasonable rental value of this property, for the last thirteen years, a month?

A. \$4.00 is a big price for it until I got fixed up.

66. You consider \$4.00 a good rental value per month for the last thirteen years?

A. Yes sir. It has only been for the last seven or eight years it has been fit to live in. Other property there got as much land as that has and just as good as that is only rents for \$4.00 a month.

67. Do you think this property is worth more now than in 1902?

A. Certainly it is worth more.

68. The increase in value in the property is mostly due to the improvements? (Excepted)

A. I made it a whole heap better.

69. Is the property in better condition?

A. It is.

70. Have you ever been paid any thing for the expenditures you have made on this property in the way of taxes and insurance, repairs and improvements? (Excepted to)

A. Not one cent; nobody has ever offered me one cent.

71. Have you been re-imbursed for the costs and the mortgage and interest paid in this case?

A. No sir, haven't received a cent for anything.

72. Do you know of any money or other thing of value due to Mrs. Maud Gardner in this case as the purchaser price of this property (Excepted to)

A. No sir.

73. What relation was William Gardner to you?

A. Step-father.

74. What relation are you to Mrs. Maude Gardner?

A. Only a half brother-in-law, that is all.

75. That is, her husband was your half brother?

A. Yes sir.

76. To your knowledge, has Mrs. Maude Gardner paid any part of the purchase price of this property? (Excepted to)

A. I don't think so, I never seen any.

(Plaintiff here offers in evidence a copy of the account of Elmer E. Mateny for his expenditures on the property, and same is filed with the Examiner and marked "Exhibit F" to which the solicitor for the defendants excepts.)

CROSS EXAMINATION

ix. You have kept this property for the last thirteen years without paying any rent to anyone?

A. The other children were there after this place was sold, and Nattie, Alice and Lorenzo made their home there.