

This Agreement made and entered into the seventeenth
day of May A D 1851 between Manuel Toris of San Mateo
in Marin County State of California of the first part and
Charles Meyer and William Bennett of Fort Ross state
aforesaid of the second part witnesseth. That the said Manuel
Toris in consideration of the covenants and agreements here-
in after contained agrees to sell unto the said Charles Meyer
and William Bennett parties of the second part, all that
piece or parcel of land, bounded and described as follows,
Bounded on the Southward by the Russian River on the
westward by the ~~Fort Ross~~ by Fort Ross on the westward to

Page 100 The Pacific ocean and on the Eastward by the Coast range of mountains known and called by the name of the Rancho de Mung containing four leagues of land more or less, as granted unto the said party of the first part by deed dated at Monterey or Los Angeles December fourth A.D. 1845 for the sum of Five Thousand dollars, And the said Charles Meyer and William Bennett

Page 101 of the second part in consideration of the premises and of the covenants and agreements of the said Manuel Torres of the first part agrees to pay cash in hand to the said Manuel Torres the sum of Five Thousand dollars

And the said party of the first part also agrees that in receiving the said sum of Five Thousand Dollars he will and will give possession of the said Rancho or land unto the said Charles Meyer and William Bennett at his own cost and expense that a good and sufficient deed for the conveying and assigning to them the said parties of the second part the fee simple, or the legal judicial and perpetual ^{title and} possession of the said premises free from all circumstances from and immediately after the United States commissioners to settle land titles in the State of California have determined and declared upon the merits of the title and no case of appeal so soon as the question shall have been finally determined if in favor of the party of the first part. But if on the other hand on the final settlement or adjudication on the merits of the title it shall adverse to the claim of the said party of the first part. Then the said Manuel Torres the party of the first part agrees and covenants to repay or refund unto the said Charles Meyer and William Bennett the said sum of Five Thousand Dollars without any further delay And the said Manuel Torres covenants and agrees to repay all costs and charges of the settlement and adjudication of claim before the said United States commissioners to settle land titles in the State of California and other courts, And further the said Manuel Torres the party of the first part agrees to give full and satisfactory to the parties of the second part for the repayment or refunding of the said Five Thousand dollars as aforesaid. And the said Charles Meyer and William Bennett covenant and agree to all State and County taxes coming due while the land is then possession. And it is understood that the stipulations

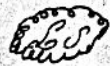
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aforesaid to apply to and to bind the heirs executors administrators and assigns of the respective parties,

In witness whereof the said parties aforesaid have hereunto set their hands and seals the day and year above written.

In presence of
George Hyde
James B. Wmms

Manuel Torres
Charles Meyer



Filed for Record April 10th A.D. 1854 at 6 A.M.,
At McComb Mississippi Records
per A. B. Martin Deputy