

This Indenture, Made this 8th day of December, A. D. 1931  
 between August Derleth and Geneveva Derleth his wife  
 ----- part ies of the first part, and

Walter S. Aron

----- part y of the second part.

Witnesseth, that the said part ies of the first part, for and in consideration of the sum of  
Fifteen hundred and 00/100 dollars

to them in hand paid by the said part y of the second part, the receipt whereof is hereby  
 confessed and acknowledged, have given, granted, bargained, sold, remised, released, aliened, conveyed  
 and confirmed, and by these presents do give, grant, bargain, sell, remise, release, alien, convey and  
 confirm unto the said part y of the second part, his heirs and assigns forever, the following  
 described real estate, situated in the County of Sauk and State of Wisconsin, to-wit:

Lot Number Four (4) in Block Number Twenty Two (22)

in the Village of Sauk City, Wisconsin.

The full purchase price of the premises described herein in the  
 sum of \$1500.00 has been made available by a discretionary award of  
 the Industrial Commission of Wisconsin commuting future installment  
 payments to lump, and in consideration thereof and as a condition  
 of the conveyance the parties have agreed with one another and with  
 the said Industrial Commission that the said premises shall not be  
 sold, conveyed or in anywise encumbered by the grantees herein during  
 the period of five (5) years from date hereof, without the written  
 consent of said commission, purchase money mortgages or liens  
 excepted.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in  
 any wise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said  
 part ies of the first part, either in law or equity, either in possession or expectancy of, in and to the  
 above bargained premises, and their hereditaments and appurtenances.

To have and to hold the said premises as above described with the hereditaments and appurte-  
 nances, unto the said part y of the second part, and to his heirs and assigns FOREVER.

And the said August Derleth and Geneveva Derleth his wife

for their heirs, executors and administrators, do covenant, grant, bargain and  
 agree to and with the said part y of the second part, his heirs and assigns, that at the time  
 of the ensembling and delivery of these presents are well seized of the premises above  
 described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee  
 simple, and that the same are free and clear from all incumbrances whatever,

----- and  
 that the above bargained premises in the quiet and peaceable possession of the said part y of the  
 second part, his heirs and assigns, against all and every person or persons lawfully claiming  
 the whole or any part thereof, they will forever WARRANT AND DEFEND.

In Witness Whereof, the said part ies the first part ha ve hereunto set their hand and seal.  
 this 8th day of December, A D. 1931

Signed and Sealed in Presence of

O. C. Hornberger  
Wm. J. Lang

August Derleth (Seal)  
Geneveva Derleth (Seal)  
 ----- (Seal)  
 ----- (Seal)



STATE OF WISCONSIN, }  
Sauk County } ss.

Personally came before me, this 8th day of December, A. D. 1931  
the above named August Derleth and Geneveva Derleth

to me known to be the person 8 who executed the foregoing instrument and acknowledged the same.

Notary Public Sauk County, Wis.

My Commission expires July 9th, A. D. 1933

No. 219459

August Derleth

To

Walter S Aron

**WARRANTY DEED**

REGISTER'S OFFICE

STATE OF WISCONSIN

Sauk County

Received for Record this 9th day of

Dec., A. D. 1931

at 8<sup>25</sup> o'clock A., M., and recorded in

Vol. 149 of Deeds on page 355

Della Gorth  
Register of Deeds

Deputy

Lawrence A. Stephens, Rk  
Sauk Co., Wis. 1.00 Pk



State of Wisconsin,

Sauk County.

Superior COURT FOR THE COUNTY OF Sauk

August Derleth  
vs

Plaintiff

Frank Derleth

Defendant

I, S. M. Holmes Mitch, Sheriff of the County of Sauk do  
certify that by virtue of an execution issued in the above entitled cause, to me directed and delivered, I have  
this day sold all the right, title and interest which the said defendant had on the 8<sup>th</sup>  
day of March A. D. 1879, or has since acquired, in and to the following described

property, to wit: All of lots Nos one (1) two (2) three (3) four  
(4) five (5) six (6) seven (7) eight (8) nine (9) ten (10) eleven (11) twelve (12)  
thirteen (13) fourteen (14) fifteen (15) and  
sixteen (16) <sup>in Block No twelve (12)</sup> in the James & Gibbs addition  
to the Village of Saukville in Sauk  
County Wisconsin

Together with all the appurtenances thereunto belonging, being the same property as described in the annexed ~~at~~  
~~printed notice~~; unto August Derleth for the sum of  
Twenty five Dollars, that being the highest sum bid, and he being the  
highest bidder therefor; and I further certify that the said August Derleth will be  
entitled to a conveyance by Deed, in pursuance of law, for the said premises, at the expiration of twenty-seven  
months from the date hereof, to wit, on the 18<sup>th</sup> day of January, in the year  
of our Lord one thousand eight hundred and 89, unless the same shall be redeemed  
before that time, in pursuance of the Statute in such case made and provided, by some person authorized to  
redeem the same.

Given under my hand at the Sheriff's office, in Burton, on the 18<sup>th</sup>  
day of October, A. D. 1879.

S. M. Holmes

Mitch Sheriff of Sauk County.



## LAST WILL AND TESTAMENT

FOURTH: I give and bequeath OF as follows:

A. My collection of AUGUST DERLETH books, I give and

bequeath to the State Historical Society of Wisconsin; by way

KNOW ALL MEN BY THESE PRESENTS, That I, August Derleth of the Village of Sauk City, Sauk County, Wisconsin, conscious of the uncertainty of human life, hereby declare this instrument to be my Last Will and Testament in form and manner as follows:

FIRST: I revoke any former wills by me made.

SECOND: I direct the payment of all just debts.

THIRD: I give and bequeath as follows:

A. I give and bequeath Arkham House and all pertinent effects (to-wit: complete stock of Arkham House & Mycroft & Moran imprints, one desk, two typewriters, address file, stationery, and all such material pertinent to shipment of the books) to my wife and such legal heirs as I may leave, to be divided as follows: an equal one-half part and portion to my wife, and the remaining half to my offspring, with the suggestion that the effects of Arkham House be disposed of in toto, first option to buy given to Donald Wandrei, of 1152 Portland Avenue, St. Paul 4, Minnesota, if he survives me, said effects to include all Arkham House books in stock, which should command as remainder stock not less than \$.25 per copy, together with copyrights and rights attendant upon them; failing which, sale of the books should be arranged for as remainders with one of the various remainder firms listed in the annual, Literary Market Place, published by R. R. Bowker Company, with the stipulation that the assistance of Alice Conger and John Stanton be requested, and that they be paid at whatever salary they ask in this service.

B. It shall be my wish that reasonable time shall be granted to permit removal of Arkham House effects from the house on Lueders Road, if, (a) it is desirable that such removal be effected; (b) sale of the house and property is contemplated.



FOURTH: I give and bequeath as follows: State Historical

A. My collection of comics and cartoons, I give and bequeath to the State Historical Society of Wisconsin; by way of explanation I state that my collection of comics shall include all bound or unbound comics, original drawings, all books in reference to comics, as well as notes pertaining to them, all clippings, etc. in any way relative to them. American Literature to

B. I give and bequeath to the Wisconsin State Historical Society Library my collection of my own works, consisting of one copy of each book and one copy of each magazine, newspaper, etc. containing work of mine. excerpts, published or unpublished,

C. I give and bequeath to the Wisconsin State Historical Society Library all manuscript copies of my work, together with the option to publish at the customary royalty to accrue to my estate, any hitherto unpublished work among those manuscripts which the Society shall see fit to publish. I suggest that my wife and/or my literary executor lease or sell to the Society to for their publication at the customary royalty the plates of my historical novels, specifically WIND OVER WISCONSIN, RESTLESS IS THE RIVER, STILL IS THE SUMMER NIGHT, BRIGHT JOURNEY, and etc., SHADOW OF NIGHT. Copyright

FIFTH: All autographed letters, all other filed correspondence and all other unspecified papers, personal correspondence, and other manuscripts, or other records, or material relating to my life and my literary work, I give and bequeath to the Wisconsin State Historical Society Library and Manuscript Division. My collection of magazines, more specifically described as "little magazines or reviews" shall go to the Wisconsin State Historical Society at Madison. Editorial discretion in all my published or unpublished work.

SIXTH: I hereby appoint as my literary executor the Wisconsin State Historical Society of the State of Wisconsin, and to be represented by its proper officers or by a competent person



employed by them for the duties. The Wisconsin State Historical Society, or the literary editor employed by them, is vested with discretionary and editorial powers. The proper officers specifically otherwise disposed of by this will, I give and of the Society shall exercise editorial discretion over the bequest to my residuary legatee or legatees.

SIXTH: If my estate on Lueders Road is retained as I may leave. The Society shall be at liberty to consult other impartial authorities in the field of American Literature to aid in the exercise of their proper discretion, together with a discretion to continue the publication and sale of any of my already published works, or to prepare anthologies of my published fiction, poetry or journal excerpts, published or unpublished, for publication, either under their own imprint or by lease to some other publisher, for which service they <sup>may</sup> assess my estate the customary 10% agent's fee. Title to my literary work is to remain the property of my wife, daughter or other issue, or as I may hereinafter provide by a later testamentary direction, but in the event that circumstances should occur to deprive me of my wife, children and grandchildren, or any descendant in a direct line, then I give and bequeath to the Wisconsin State Historical Society all title, copyrights, etc., in all my published or unpublished work. Editorial discretion shall also be exercised over my letters, and the said Wisconsin State Historical Society shall be considered as empowered to

A. To my wife, the life use of my home on Lueders Road, its household furniture and housekeeping equipment, any of my unpublished work of whatsoever nature, provided that a just and fair royalty of not less than 10% of the retail price per copy on such publications shall be paid to my surviving legal heirs. The 10% royalty above specified may be altered by a mutual written agreement between the Wisconsin State Historical Society and the persons to whom the agreed royalty is to be paid, this to be evidenced by a written agreement and subject to change from year to year as circumstances justify change of the principal or corpus may be used as is necessary.



SEVENTH: All books (and specifically my library), magazines, papers, notes and material of like nature not specifically otherwise disposed of by this will, I give and bequeath to my residuary legatee or legatees.

EIGHTH: If my estate on Lueders Road is retained as an occupied homestead by any of my heirs who become my residuary legatees or legatee, it is my will and I further direct the remaining books of my private library shall be retained in the home until such time as it is vacated as a residence by my residuary legatees, at which time the said books may be sold or presented to the designated repositories as follows:

Each book upon whose file card is marked the letter "B" may go to the Sauk City High School Library.

Each book upon whose file card is marked the letter "C" may go to the Short Course Library of the College of Agriculture of the University of Wisconsin.

Each book upon whose file card is marked the letter "D" may go to the Sauk City Public Library.

Each book upon whose file card is marked the letter "E" shall be destroyed.

NINTH: All the rest, residue and remainder of my estate, I give, devise and bequeath as follows:

- A. To my wife, the life use of my home on Lueders Road, its household furniture and housekeeping equipment.
- B. To my wife, the family car.
- C. To my wife, the income from all the rest, residue and remainder of my estate for the care, comfort and support of herself and our children, and the education of our children, until such time as the youngest of my issue shall reach his or her majority, provided always that if the income from my estate is not sufficient for the above requirements, then so much of the principal or corpus may be used as is necessary,



but in no event shall the home or its contents be sold, or other interference with the life use thereof as hereinabove provided for her, except as hereinafter provided, that is to say:

D. If my wife, while my widow, shall file in Court a written and duly witnessed and acknowledged instrument to the effect that she desires the home to be sold, then it may be so sold by and under the direction of the Court, and one-half of the proceeds shall be paid to my widow, and the remaining one-half to my issue in equal divided shares, or to their guardian if any are minors.

E. If my widow elects to terminate her widowhood, then and in that event my estate then remaining shall be divided one-third to my widow and two-thirds to the issue of my body in equal divided shares.

F. If my wife remains a widow and retains the home and its contents until her death, then the home and its contents shall descend to my issue in equal shares, together with all the rest, residue and remainder of my estate then remaining.

G. If no issue born of my body survive me, but I am survived by my wife, then I give, devise and bequeath two-thirds ( $\frac{2}{3}$ ) to such surviving widow; and the residue, being the remaining one-third ( $\frac{1}{3}$ ) of my estate, I give, devise and bequeath to my nephew, Lari Derleth Anderson;

H. If neither widow, nor lineal descendants of my body survive me, then all to my nephew, Lari Derleth Anderson.