my estate, and charged as a first and preferred claim on my estate real and personal, to be accepted by her in satisfaction of all dower estate and of all distributive share of my personal estate. This is the provision made for her by our marriage contract.

Third. I direct that said Trustee shall, for a term of three years, immediately succeeding my death, conduct my City Hotel for the benefit of my children, for which he shall receive on the gross receipts, a commission of five per cent, and out of the proceeds and out of the rents of my City Hotel buildings, (which, so far as not used for the City Hotel business, the Trustee is to rent out,) he is to pay all taxes, fire insurance, premiums, ground rents and repairs, and thereafter pay to Mrs. Sam R. Barnum, her proper share of the rents, (crediting a rent for the City Hotel,) and also a compensation for the room and board (allowed to her by the codicil to David Barnum's will) during her absence from the Hotel. After all these payments, the proceeds and rents as aforesaid, shall be applied to pay my debts, and the residue shall then be divided among my children, share and share alike, (descendants of those dying before me sharing per stirpes,) to wit: David B. McLaughlin, Sam Barnum, William R. McLaughlin, Ephraim K. McLaughlin and Augustus McLaughlin, subject to the provisions hereinafter made, as to my shares of Ephraim and Augustus.

Fourth. At the end of the three years aforesaid,

my said Trustee may with the concurrence (as to the rent and terms) of my children, rent out or carry on as aforesaid, for another term, my said City Hotel property, but if that concurrence cannot be had, the property is to be sold by my Trustee, and the proceeds of sale, (after thereout paying my debts,) shall be divided, share and share alike as aforesaid, among my children.

Fifth. I direct that my copper mine stock and my Coal Mountain Coal Company stock be retained, and not disposed of until the year eighteen hundred and sixty-nine, when it may be sold, and the proceeds divided as above among my said children.

Sixth. All the rest and residue of my estate, real and personal, I direct shall be sold by my Trustee, and the proceeds of sale, (subject to payment of my debts,) divided among my said children, share and share alike, except as hereinafter disposed of.

Seventh. As to shares of my estate purported to be granted to my sons, Ephraim and Augustus, respectively, by the above third, fourth, fifth and sixth articles, I direct as follows: said Ephraim shall have the said shares for his benefit, (under investment by the said Trustee,) only for his life, unless he shall survive his present wife, on which event, he shall have the same for the full and absolutely property thereof; and that on his death before wife, his children shall have said share as their absolute estate, share-