Horace Walpole Carpentier Program
Moraga Historical Society
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Horace Carpentier

Chairman: Brother Dennis
Panelists: Mr. Leonard Verbarg, Mrs. Muir Sorrick

Brother Dennis: The story we are going to hear about tonight has many facets, but it's only part of the story. I thought something that I should do would be to search for some of the nice things to say about Mr. Carpentier, and let me just enter a few of these on the record.

For example, he was among the capitalists, so-called, who helped to develop the Viticulture Society at Sonoma. He also, with a number of other capitalists, well-known men, helped to develop the railroad system in the East Bay, particularly that which serviced the harbor of Oakland. He was the president of two telegraph companies, and personally sent the first transcontinental message to President Lincoln. Brigham Young suggested that all he had to do was connect with Russia, and then the United States could communicate with Europe.

Closer to home, he had an interest in preserving trees. For instance, at his own family farm in upper New York state, Saratoga County, he gave 200 acres to a hospital on the condition that they not cut down trees for the building that was being erected for 20 years. He granted the Carroll family this ranch here in Rheem Valley, on condition that they not cut down the walnut trees. When Oakland was established, it was of course known for its forests of oaks that went for miles and miles, and there was a penalty for cutting them.

The people around Moraga seemed to have trouble finding firewood from time to time, and there were a number of incidents, killings, over the cutting of oaks on someone's property. In this case the Moraga family allowed the Perkins brothers to come over and cut oaks around the Moraga adobe, and subsequently were brought to court to prevent them from doing it.

Let me read to you from a book by Eleanor Ritchie on Carpentier: "Partly by charm, partly by chicanery, Carpentier first gained the trust of early Oaklanders, who were valiantly trying to unravel the town's affairs, and convinced them he could improve Oakland's welfare if only they would turn things over to him. Even Carpentier must have been amazed at their trust in him."

Mr. Verbarg: We first meet Mr. Carpentier in Oakland through Edson Adams. Adams is really the man who founded Oakland, although Carpentier is given much of the credit. Edson Adams came over in 1850 and found the community here landscaped to his liking for a town, and decided to stake a section of 160 acres. But, while he was staking it out, Vicente Peralta rode down with some of his vaqueros and said, "Here, what's going on, this is my land!"

And Adams thought it was public domain and told Peralta his thoughts, then wanted Peralta to sell him some of the land, but Peralta would have no part of it, so Adams left and went back to San Francisco, and immediately called upon Horace Carpentier. He had met Carpentier coming down from Sacramento, coming down from the gold fields. The two of them were on the same river steamer. That was the first meeting of Carpentier with Mr. Adams. When Adams ran into Mr. Peralta over here, and had his desires to stake out a town altered, he went back to San Francisco and told Mr. Carpentier his problems. And Carpentier immediately, well, not immediately, but in a week or two, they came over together and brought with them a couple of hundred men. I guess they figured they needed some help because of Peralta and his vaqueros. Again they contacted Vicente Peralta and made propositions to him, but of no avail.

I think it was at that time, after they departed Peralta, that Carpentier thought, "Well, it might be a good idea if I staked out my 160 acres." So he did that, and with him was another compatriot by the name of Andrew Moon who took out 160 acres to the west of Mr. Adams. Carpentier was to the east, and Adams was right in the center of what is now Broadway.

Anyhow, this was our first introduction to Mr. Carpentier in Oakland. It was his first knowledge that Adams had any intention of laying out a town, when he came over to help him debate with Peralta on the purchase of the land. They all staked out 160 acres each, and Carpentier became quite *the* man in the County of Oakland.

Moon seemed to be the most honest of the three men. I believe he was in his 70's at the time, while Adams and Carpentier were 24 or 25. Moon later on broke away from the other two after the town was founded in 1852. And Carpentier had worked his way into becoming clerk of the State Senate, and was able to get assistance from, I believe, Senator Broderick, who, as you all know was the victim of Terry in a duel.

Carpentier was Clerk of the Senate, and he was able to get Oakland incorporated as a town. Up to this time it was known as "Contra Costa". Prior to that it was simply known as "Encinal de Temescal" by the Peraltas, and possibly by the other settlers who neighbored on the Peralta property.

After Carpentier had the town incorporated, there was one election in which the trustees numbered among them Andrew Moon. Adams was one of them, but Carpentier withheld himself as a candidate, or, I think, after he was elected, withdrew as a town trustee. But the people who lived in the community were actually surprised, because all of a sudden they found themselves living in a community called Oakland, and they'd never heard of Oakland, it was "Temescal" to them, or "Contra Costa". The Post Office was called "Contra Costa", but Carpentier got his measure before the Legislature and had it incorporated as Oakland. It was, no doubt, an appropriate name because there was a forest of oaks.

But now, from here on, Carpentier continued his promotions in and about the community. He had it incorporated as a city in 1854, I believe. (Sometimes these dates get lost.) But it was incorporated as a city, and Carpentier was elected its first Mayor.

By this time he had built a big two-story home down at Third and Alice Streets and resided there. He had sent to San Francisco for his brother Edward Carpentier, who was out there by that time, and had him assist him in his legal work. I think it was at this time that he brought out some of his other relatives from New York. There was quite a flock of them, brothers and sisters.

It happens that the man was not born "Carpentier", it was "Carpenter". The name was changed when he and Edward graduated from Columbia University as attorneys. When they hung out their shingle in New York City, they discovered other attorneys with the same name across the street, so they decided they would change the name to Carpentier. Their father wasn't too happy with the situation. He said, "I was born Carpenter; it's a good enough name for me, and I don't agree with you at all." The girls stepped aside, saying they were going to change their name through marriage some day anyhow.

Edward, as I said, came out here, and I think one of the other brothers made his way west, and this was how the, name Carpentier came into Western history.

It did come to the point where Horace agreed with the early residents of Oakland that if he would build them a school house and wharf, they would turn over to him the waterfront. I don't know how he ever convinced them that was a good proposition. Imagine a community of only twenty-five people giving away their waterfront. Water was a cheap means of transportation then, and they had no railroads. All they had were pikes (piers) on the waterfront. At any rate, he made them the proposition, and whether they agreed to it, or whether he alone agreed to it and managed to swindle them out of their waterfront, I don't know, but he got control of it.

It was many years later, almost up to the turn of this century, before Oakland could reclaim its waterfront. That's the waterfront story. I think, Brother Dennis, you know more about it than I do

Brother Dennis: I don't think I know too much of that phase of the Carpentier story. I believe it was in the 1870's that, when the railroads tried to come through, the people of Oakland found out they (the railroads) were in collusion with him (Carpentier), and the people weren't able to express their ideas as to where the railroads should go. So, this was brought to the courts and Carpentier was actually called from New York out to California. This occurred in the late 1880's and early 1890's, although, as I said, it started in the 1870's.

The people of Oakland found themselves unable to control the waterfront development because Carpentier not only had received a right to this from the Town Council, but had obtained also a thirty-seven year guarantee to the fees from the Ferry that crossed the Bay.

Then when the railroads finally came to the harbor, Carpentier with three or four other capitalists established a waterfront control through a corporation called the "Oakland Waterfront Company". It was then that the people of Oakland realized that they had no say as to where the railroads were to go. After a period of a 20-year struggle with Carpentier and his waterfront company, the people finally did get control in something like 1909. However, I once heard that the U.S. Navy, intending to establish a shipbuilding installation there during World War I, hesitated to do so because there was some evidence of a slightly clouded title even at that late date.

(Brother Dennis, chairman, then gives Mr. Verbarg a clue to another phase of Carpentier's Alameda County history by mentioning squatters and rival land agents in the area that was to become Oakland),

Mr. Verbarg: Yes, there was John Clar, another man interested in Oakland property as was William Heath Davis, son-in-law of Joaquin Estudillo of San Leandro. These three, Clar, Davis and Carpentier, were the people most interested in Oakland land.

Visiting here a couple of years ago was Charles Clar, descendant of the second son of John Clar, who wrote a book about the original John Clar. The time period is limited to the years 1850 to 1854, those

four years. But it's complicated by the fact that these primary three parties were trying to obtain land at the same time: Davis, the Carpentier-Adams-Moon faction, and John Clar and his associates.

Now Peralta's response to each of the parties must have been affected by the particular approach of each party interested. The three critical events that Clar lists are as follows: On the first of October in 1851, a contract of sale from Peralta to John Clar was recorded; on March 13th, 1852 a formal sale to Clar was recorded. On May 4th, some months later, the town of Oakland, was created by state statute. That's the one Mr. Carpentier created while he was Clerk of the Senate.

The old pioneer, William Heath Davis, while he was working for his uncle, Nathan Spear, greatly admired Vicente and his charming Encarnacion, his bride. In 1846 and again in 1850 he tried to persuade Don Vicente to sell him an interest in Encinal de Temescal, offering him five thousand dollars plus a share in the income from the future sale of lots, promising to build a church or something else. He was quoted as saying, "I made my last call early in 1850 when Encinal de Temescal was discovered to be occupied by squatters, yet his reply was 'No sale'."

Now, Peralta had reason to be concerned about squatters because on May the 16th, 1850, Edson Adams set out his claim of 160 acres, of which I spoke earlier, under the assumption that he was on public domain. Andrew Moon and Carpentier did likewise. When Peralta's vaqueros ran them off, that's when the trouble began. But it was more trouble for Peralta than it was for Carpentier, because they simply squatted and stayed there. Major Moon later fell out with Carpentier. It seems he eventually became a much-respected citizen of Oakland.

That is the story that Clar tells, although he has other things to say about Carpentier. As Brother Dennis says, so much of this is fact and so much fable that it's difficult to separate the two. This is going to be a chore for anyone who handles any sort of biography of Mr. Carpentier.

Brother Dennis: At this point I should insert a quotation from Honorable Mr. Williams, who was the Mayor of Oakland in 1857: "For years our poor hidebound city has been groaning under the nightmare of the most bold and unmasked imposition, embargoed at both ends by an odious and monstrous monopoly, manifolded by unfounded claims concocted by fraud and consummated by swindlers." He speaks about being surrounded by robbers and continues through much more rhetoric similar to what I have just read. He speaks about Carpentier's shutting off one end of the city's business intercourse to the traveling public, and of his stranglehold on the surrounding country by the exaction of fiscal tolls. You may recall how Carpentier charged a toll for the crossing of the Gilman Bridge.

Mr. Verbarg: Yes, it was Mr. Carpentier, I think, who persuaded the supervisors of Contra Costa County to build a bridge, or to take control of a bridge that would unite Oakland with San Antonio to the east of Lake Merritt Slough. He got the services of a man named Gilman, I think, to build the bridge. It was almost as tense a situation as the waterfront.

Brother Dennis: Yes. I think I recall seeing the Assessors of Contra Costa County books of that time, how the poor farmers out here were charged each year for the payment of the debt on the Gilman Bridge. And, from what I've heard, the farmers of Alameda County didn't seem to feel any obligation to assist them in that regard. So, while the farmers out in Contra Costa County, whose government contracted with Gilman, were paying for the bridge, actually paying Carpentier for it as a successor to Gilman, he in turn was collecting tolls at the bridge, and pocketing them. He still held on to this bridge which crossed San Antonio Creek, where Lake Merritt now is, but a mayor or two or three later, built a

causeway paralleling the bridge. Then, needless to say, people didn't use Carpentier's bridge much longer.

We've been talking about Vicente Peralta, but remember there were four Peralta ranches in the East Bay, and the northernmost was Domingo's. Perhaps you recall Carpentier's association with him.

Mr. Verbarg: Well, most of what I know of him, you might say, was his quarrel with Domingo, but most of it has been legend; I have no facts to back it up. I believe a Galindo, a Mrs. Fink, who was a resident of your county over here, wrote some material on stories that she had heard, including conversations between Carpentier and Domingo Peralta.

Brother Dennis: Well, I don't have any stories other than the legends she had told, but I did read in a history book, for example, that he was reported to be a former priest and actually officiated as a chaplain on the ship that brought him to California, a report made by a daughter of Mr. Andrew Moon. However, I don't think a Spanish family of that period would entertain in their home a former priest whatsoever.

On the other hand, the legend, according to Mrs. Fink, shows that Carpentier did use religion to his benefit when he needed it. The story went that when Carpentier came to visit the Domingo Peralta family it was considered an honor to have a Yankee visit one's humble abode, and in turn, it was again an honor to have one join the group at dinner.

But after the dinner, when the dishes had been put away and the family begged permission to leave the room for a brief while with the assurance that they would join him in the parlor shortly, Carpentier asked them for what purpose they were withdrawing. They replied, "Well, we're going to say the Rosary in the kitchen." And he responded, "Why, I've brought my rosary, may I join you?" So, Horace Walpole Carpentier, who in a brief biography he was to send to the Society of California Pioneers was to call himself a "Puritan of the Puritans", carried his, or someone's, rosary, and on this occasion begged to join a family in its recitation of it. With them he went into the kitchen where they were to kneel on the floor, a ground floor. Graciously, they brought a pillow from the parlor for him to kneel on, but he expostulated, "If you can worship God on your knees on this floor, I wish to do so also". And so he endeared himself to them yet further.

But, as the legend goes on, it was some months later, or some years later, according to Mrs. Fink, that Carpentier drove up from the direction of Oakland to the Peralta home (the Christian Brothers live on the site which is marked by a plaque on their front lawn). They saw the buggy coming up the road and, behold, there was Mr., Carpentier doubtlessly expostulating about the beauties of the Domingo Peralta Rancho. They were tremendously pleased, but in a few weeks when the sheriff asked them to move, they were told they were on someone else's land. That's the legend.

The facts, the only ones I have, may be these: One Borel (should it have been Burrell, an early associate of Carpentier?) transferred title to 300 acres to the husband of a niece of Carpentier. Again, following Carpentier's death, there were in his remaining estate in California some 250 lots in West Berkeley. Presuming this acreage was interrelated in its original ownership, we might guess that Carpentier did get all or some of this property from Domingo Peralta. Other oral histories repeat the story of how Carpentier seemed to have taken away most of Domingo's rancho. The northernmost Don died at the age of 70, not too long after the legendary episode, the sum total of liquidated estate being four hundred seventeen dollars!

We're now getting down to Carpentier's declining years. He didn't want to stay in California, it would seem. Do you recall, Leonard?

Mr. Verbarg: Well, one thing I know, and that is that we're missing information during that period of his declining years, particularly from 1880 to 1893, when he departed from here, I believe he went to the Orient, stopping at Hawaii on the way over, and after he re-entered the United States, he was listed once more in the New York City Directory and had with him a Chinese houseboy. But what happened to him in China, I have no idea.

Brother Dennis: I suppose that some of the things that frightened him away had started way back with the waterfront scandal. Let me read you a quotation from a young lady who had been an actress. Her name was Paula Harper, and her father had been the A. William Burrell, one of the first city councilmen under Carpentier. "After the waterfront scandal," she says, "Carpentier became almost a recluse, and he had his house made into a virtual fortress, and no one was allowed to enter. He had a dog, and it is supposed that he loved that dog, because when it died, he had a monument made for it, the only good trait that I can find in his character. Carpentier was so afraid of some, to us, unknown danger that his house was literally lined with iron bars." Later on, when he retired to New York, he always had a bodyguard and sometimes a guard for his house.

When he left California, he was supposed to have left it in fear of his life, according to some. Now, I think if any of you talk to any of the old Portuguese ranchers who had peopled the Moraga Rancho, you might note that each of them has a story quite varying from that of the others, but it would contain the central legend: that Carpentier somehow departed the Moraga Rancho on one occasion under a load, a wagon load of something, hay, barnyard refuse, chicken house sweepings, etc. Judging from notes I took from someone (unfortunately not identified) the site of this departure was the farm of John Taylor who lived, I believe, where the Lafayette Reservoir is, or a little below it.

Thus he left in fear of his life and proceeded to China, apparently safe from the Americans who might have wanted to do such things as one editor of the Oakland Daily Transcript suggested in 1877: "Had the early settlers of Oakland taken Horace Carpentier to a convenient tree and hanged him as they frequently tried to do, the act would have been an inestimable and beneficial gift to immediate posterity". He goes on to suggest what more could be done to Carpentier.

We know then, that with some fear he left for China, but on arriving there, fell in love with the Chinese, it would seem. In his gratitude he bequeathed a large sum of money to a Christian college in Canton; he brought back a Chinese house-boy with him, had a street in Saratoga County, New York, named for the lad, had a chair at Columbia University named in his honor.

Speaking of Carpentier's virtues let me add that he had respect and affection for women: He gave a sizable amount of money to Barnard College in many of his writings you find allusion of a complimentary nature to women. In his home in Oakland, he seemed to have been the guardian of a number of young girls, little girls. As they grew up, some in society had other motives to suggest.

The only real evidence of an act attributable to charity that I can recall was when Judge Gartland had already begun to buy his land from the Moraga Land Association and found that it had been turned back to Carpentier when the developers were unable to continue the subdivision. He pleaded with Carpentier, who had demanded the return of his property, pleading that he had already paid a certain large sum of money for it and would be willing to continue to pay. Carpentier wrote to his lawyer in San

Francisco and said, "See what you can do for this man." So, the lawyer agreed, and Judge Gartland became the only one, then, who continued to pay Carpentier for his land.

The other buyer, Captain Jenkins, had already finished paying for his land on which he had built a house. Today we have but two houses from the period, the Moraga Land Association period of the 1880's and 1890's. They are the little yellow house by the side of the road and the Casa Vieja (on the street of that name), the only local home to be depicted in the book "East of These Golden Shores", which tells of Victorian structures in the East Bay.

Mrs. Sorrick: (Gap in recording.) We can see here by this new complication, because Carpentier also was a very, very adept lawyer, and the Castros knew nothing of the law whatsoever. Carpentier did try to obtain as much land in the Castro Sobrante as he possibly could, and in the very beginning the one thing that saved the Sobrante from being completely eaten up by Carpentier and Adams (because, the Sobrante case was settled so very late; by the final partition date of 1909, Carpentier had sort of lost interest, and I think that Adams had taken over Carpentier's interest in that particular grant.)

The one thing, as I was saying, was the fact that Castro always seemed to be in need of money, and very, very early (in 1847 before Carpentier appeared in the picture) the Castros already had to sell a league of land which included all or most of the area that present Orinda is on. They sold it to the firm of Ward and Smith of San Francisco for $500 in goods, which the Castros desperately needed, and $300 in gold dust. The Castros fortunately gave Ward and Smith a little scribbly blue piece of paper that said, "Received: $500, etc....$300, etc." and signed their names and had it witnessed within, I think, about six months. This paper did not disappear. It was evidently kept by Ward and Smith and somehow or other got filed in a later court case, and when Carpentier tried to sue for that part of the land, this document really held up, and the succession of owners from Ward and Smith on got clear title to that land.

However, Carpentier still didn't give up, and they finally, the three owners at that time, finally did pay him about six or seven thousand dollars, and for this they received a document saying that he would forevermore never set foot on that property. So that was very helpful to the Orinda area. The Ward and Smith Grant was about from where the Safeway Store is on down to Bear Creek Road and up to the crest of the Lafayette hills, as well as the crest of the Oakland hills.

Now, when the Castros had to produce their title to the land, they did have two lawyers. They got Mr. John Wilkins, and they promised him a tenth of the Sobrante, about 614.0 acres, and they also got Mr. Carpentier.

In a later trial (we have Mr. Castro's own words, so it's not myth) he testified that Carpentier came to their (Juan and Victor's) house and explained to them about their need, in 1851, for a lawyer to help them to prove their claim in the courts of the United States and that he would be happy to do this for them, and that he would pursue their claim until after final proof of ownership, and that he would do all the work for them.

Victor Castro thought this was great, and agreed immediately, but later he said his brother, Juan Jose, didn't like any part of it, and evidently he had a feeling about Mr. Carpentier right from the very beginning. But they talked, and talked, and talked, and Juan Jose finally agreed, and for this they offered Carpentier one eighth part of the whole Rancho, and Victor and Juan Jose later both testified that they had told him of their previous sale to the League (Ward and Smith). This also held up in court. So those people always had clear title to their land.

The thing that really hurt more than anything else, was that in 1853 Victor Castro entered into a mortgage with Andrew Moon who was still evidently quite active at this time, and with Edson Adams, signed a paper for $6000, plus interest at five per cent per month, and this mortgage was secured by all the land that Victor Castro owned in the San Pablo Grant. Of course, he did have an interest in that too: that was his father's Grant, the San Pablo. His own was the El Sobrante.

This was for a year, but he did not repay it. And then a little over a year later Adams and Moon brought suit for payment. The judgment was rendered against the Castros, and they were ordered to pay $12,339, plus the court costs. This was four months over a year. Of course, they did not pay it and didn't evidently understand what this was all about. Then there's a record of Sheriff Hunsaker selling the land to Adams and Moon for $1500, and this was confirmed by the court.

Three years later Moon sold his interest to Adams and to Carpentier who evidently up to this time had not come into this particular case. Five years after that last judgment was made, Adams and Carpentier pressed gain for payment, and in this trial Victor Castro said that he never remembered signing any mortgage. If he did, he didn't know what it was. The only thing he did remember was being involved with Moon in San Francisco, something about 100 or 200 head of cattle and that something had gone wrong about it and there was a little lawsuit.

He maintained all this time that he thought he was signing *this* paper. He didn't know he had signed a mortgage for $6000. Well, Carpentier cross-examined him and said, "Don't you remember two men that gave the money to you right away?" Castro didn't seem to remember and said he was totally ignorant of the contents of any promissory note. He maintained that Adams and Carpentier had tried to deceive and defraud, and that there was collusion; also that he had trusted Carpentier, and if Carpentier said he was to sign something, he did, because Carpentier was his lawyer.

So, there was a long, long suit, but he (Castro) made a lot of very, very definite statements about not remembering this, not knowing about that, but Carpentier challenged him and said the statements would have to be confirmed and gave him a couple of weeks to file a confirmation of the statements. But Castro did not file a confirmation of the statements. Why, no one knows at this point whether he made statements that wouldn't hold up, or what. The end result was that six years after he had evidently signed this $6000 note at five per cent interest per month, the court levied a judgment against the Castros for $154,325. They were to pay that and all the court costs.

Well, of course, they were completely unable to do that, and so naturally, since Adams and Carpentier could not get the money, they kept trying to get the land. However, there were many, many sales that the Castros had made earlier to other people, and it was very difficult ever to prove that these people didn't own the land too. The history of the legal cases of the Castros is probably more involved and longer than that of any other rancho in California. It included a small war, practically, that was fought between settlers and people trying to evict them, and things like that. It was called the "Bloody 1870's", and it was written that the "Bloody 1870's" came about because of the fighting on the Castros' ranch.

The final partition of the Sobrante Rancho, which was a long drawn-out affair, did not come until 1909 when Edson Adams was dead. Carpentier was long since appeased and now a very old man. I think he died within a few years after that (1918).

One of the things that also made the whole thing become entangled was when Victor and Juan Jose applied for the Sobrante in 1841. They asked for the "left-over" land, and Governor Alvarado granted it to them provided that their grant would be measured by the boundaries of the other Ranches. Of course, this took many, many years to determine. Thus the actual boundaries of the Sobrante were a long, long time being decided.

Anyhow, the final total was judged at 19,800 acres which they broke up into two parts: what they called the "Civic Tract", and that included the Ward and Smith League, and the Kelly League which extended down toward San Pablo.

Many of the big tracts were 3- and 400 acres, or even 60 acres, that had absolutely clear titles, where they showed that they had paid the Castros, or which the Castros all proved to be perfectly legal. So, that portion of the land that could be absolutely proved came to 11,000 acres. That left 8,700 acres on which there were lots of people living that had claims to the land and had paid for the land, but unless the title could go way back and be proven, they couldn't be sure.

There were also partly homesteaders; well, the homesteaders were out completely. One family that's still in the area lost out after they'd been on their place about 50 years. They finally, in 1909, up and moved away. That was, I think, the second or third generation living there.

Of this (the 8,700 remainder) it was divided proportionately, so that each person that was there got some land, and Adams' heirs got about 5,000 acres.

That's as much as Carpentier really had to do with our area, and it turned out to be mostly Adams because he worked all along with Carpentier all the time until the late date of 1907.

Brother Dennis: You said Carpentier signed something that said he would never touch that land again?

Mrs. Sorrick: Yes, he signed a quit-claim saying that he would forevermore not touch it. Adams and Carpentier both signed that and they never did press their claim again.

Bro. Dennis: Apparently that was the only way to secure one's land, to get Carpentier to say he wouldn't touch it.

Although there were several histories of Oakland and of Alameda County that contained biographies of prominent citizens, yet in none appears the life of the founder of the city and county, Horace Carpentier. We do find, however, in a book that abounds in biographies, the *Bench and Bar of California*, a few passing allusions to him, and one of them illustrates the point about Carpentier you just brought out.

Let me quote: "A settler who obtained a government patent to land in Southern California came to San Francisco and offered Carpentier $100 to give him a deed to the property. Carpentier said he didn't own any land in that part of the state. The man said, "I know, but you may have a claim to it some day. I am willing to pay you for your bargain-and-sale deed right now." Carpentier gave him one. "Thank you" said the settler, "now I am safe."