

EXCAVATION FINISHED FOR MODEL HAPPY HOLLOW HOME

Firesafe House Will Be Close to Perfection

Structure Will Be Ideal in Equipment; All United to Watch Progress in Building.

By WILL M. MAUPIN.
The firesafe home I am building is going to be just what my dreams of a home have been. In years gone by I have erected several houses, but they were built as necessity demanded, not as I would have them for a home.

But now I am not building a house; I am building a home. Just the kind of a home the average, the common or garden variety of man, dreams about and hopes some day to have. It will have plenty of room, plenty of closets, the modern conveniences—and it will be firesafe.

When I told the architect, Charles Rosenberry, what kind of a house I wanted, he asked me where it was to be erected. He told me that much depended upon location, upon the view, upon the surroundings. That was a matter I had not considered to any considerable extent, but it set me to thinking.

Site Has No Superior.
That's why my new home is to be on a spot that has no superior in Omaha. It is in the Happy Hollow district. Only a block separates it from Dundee boulevard with its sunken open spaces, adorned here and there by stately residences, waiting the near-approaching day when it will be the handsomest residence district in a city noted for its beautiful and cozy homes.

I want you to come out and see the site of my new home. Words can not fittingly describe it. Take a Dundee car and get off at the end of the line at Brownhall hall. Then walk a block north to Webster, west on Webster to Fifty-sixth street, only a

block, and half a block north to my home site. It is on Fifty-sixth street between Webster and what would be Cuming street if it were cut through, and facing east.

It didn't take long for my architect to grasp my idea. All I had to do was to tell him about what I wanted, and he went to work and drew me the picture and the plan. He's a mind reader, I'll say. He has planned the home of my dreams. And I know that the contractor, David Johnson, is going to do the right thing by me.

Ground Already Broken.
The first spadeful of dirt has been turned. Yes, the excavation is complete. As I write, the masons are putting in the foundation walls. I am watching them, for with the setting of every block they are making the dream of a lifetime come true. I want you to watch with me every detail of the work as it progresses. My dream of a home is the dream of thousands, so why not watch with me while that dream is being fashioned in concrete?

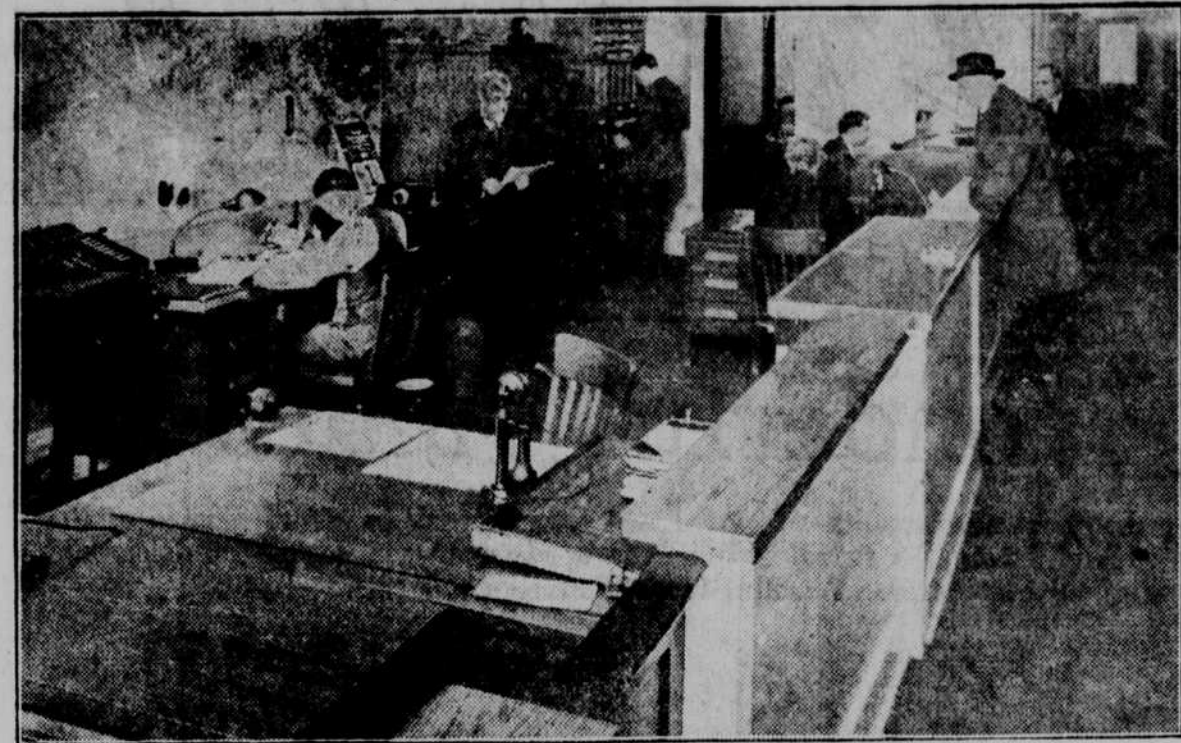
There will be cornerstone laying ceremonies for my home. To me it is the biggest building event ever undertaken in Omaha, not excepting even the magnificent courthouse, the Union Pacific headquarters building, the V. O. W. building, the telephone building or the Fontelle. I had only a small part in those; the home I am building is mine, all mine.

You will not be able to appreciate the kind of a home I am building unless you watch with me the work of construction. It will be firesafe because it will be of concrete, and plastered ornamentally within. The ground floor will be of concrete, to insure rigidity and safety. If you can discover anything convenient not now provided for, tell me, for my dream is to have the perfect home.

Workmen Have Inspiration.
When I let the contract to my old friend Johnson I insisted on several important matters. I wanted the workmen to be the kind of men who held tender thoughts of home. I wanted them to feel something of the sentiments I feel; to get the inspiration, so that when my friends came along and asked questions they would get intelligent answers from men who were working for something more than 5 o'clock and the weekly pay check. I wanted men who would put something more into the walls than mere concrete and mortar and steel and wood.

You are invited to watch with me the construction of this home. It is the kind of a home you too have dreamed about, because my dream of a home are the dreams of millions of men. Do not be afraid of bothering the workers on the job. My contractor wants you to know all about it, because he hopes to build homes for all of you. Thus he can afford to have the kind of men you have dreamed about, because my dream of a home are the dreams of millions of men. Do not be afraid of bothering the workers on the job. My contractor wants you to know all about it, because he hopes to build homes for all of you. Thus he can afford to have the kind of men you have dreamed about, because my dream of a home are the dreams of millions of men.

Realty Firm in New Offices



This is a view of the handsome new offices of the Payne & Sons company, at 318 South Nineteenth street.

block, and half a block north to my home site. It is on Fifty-sixth street between Webster and what would be Cuming street if it were cut through, and facing east. It didn't take long for my architect to grasp my idea. All I had to do was to tell him about what I wanted, and he went to work and drew me the picture and the plan. He's a mind reader, I'll say. He has planned the home of my dreams. And I know that the contractor, David Johnson, is going to do the right thing by me.

Ground Already Broken. The first spadeful of dirt has been turned. Yes, the excavation is complete. As I write, the masons are putting in the foundation walls. I am watching them, for with the setting of every block they are making the dream of a lifetime come true. I want you to watch with me every detail of the work as it progresses. My dream of a home is the dream of thousands, so why not watch with me while that dream is being fashioned in concrete?

There will be cornerstone laying ceremonies for my home. To me it is the biggest building event ever undertaken in Omaha, not excepting even the magnificent courthouse, the Union Pacific headquarters building, the V. O. W. building, the telephone building or the Fontelle. I had only a small part in those; the home I am building is mine, all mine.

You will not be able to appreciate the kind of a home I am building unless you watch with me the work of construction. It will be firesafe because it will be of concrete, and plastered ornamentally within. The ground floor will be of concrete, to insure rigidity and safety. If you can discover anything convenient not now provided for, tell me, for my dream is to have the perfect home.

Workmen Have Inspiration. When I let the contract to my old friend Johnson I insisted on several important matters. I wanted the workmen to be the kind of men who held tender thoughts of home. I wanted them to feel something of the sentiments I feel; to get the inspiration, so that when my friends came along and asked questions they would get intelligent answers from men who were working for something more than 5 o'clock and the weekly pay check. I wanted men who would put something more into the walls than mere concrete and mortar and steel and wood.

You are invited to watch with me the construction of this home. It is the kind of a home you too have dreamed about, because my dream of a home are the dreams of millions of men. Do not be afraid of bothering the workers on the job. My contractor wants you to know all about it, because he hopes to build homes for all of you. Thus he can afford to have the kind of men you have dreamed about, because my dream of a home are the dreams of millions of men.

You are invited to watch with me the construction of this home. It is the kind of a home you too have dreamed about, because my dream of a home are the dreams of millions of men. Do not be afraid of bothering the workers on the job. My contractor wants you to know all about it, because he hopes to build homes for all of you. Thus he can afford to have the kind of men you have dreamed about, because my dream of a home are the dreams of millions of men.

\$266,980 Total of Week's Real Estate Transfers

Creighton University Sells Entire Block—Activity in Dundee.

Real estate transfers of \$4,000 or more each filed last week in the office of Registrar of Deeds Pearce, totaled \$266,980. Following are the properties transferred, and the districts in which they are located:

- Dundee.**
 - E. T. Slattery to H. A. Ammons, 623 Blaney street, \$4,500.
 - Michael Halley to A. E. Hladop, on Burdette street between Fifty-sixth and Fifty-eighth streets, \$4,100.
 - William Chada to Southern Mortgage & Finance company, 4211 North Twenty-seventh street, \$5,700.
 - O. J. Heekin to L. J. Dunn, 6021 Blaney street, \$4,500.
 - Oncair Chandler to A. C. Washburn, 5212 Blaney street, \$7,000.
 - H. M. Lamont to Ann E. Giltry, 2223 North Sixty-fifth street, \$4,750.
- Northside.**
 - Barber company to W. M. Froemel, on Leavenworth avenue between Twenty-fourth and Twenty-fifth streets, \$5,300.
 - J. J. Strattan to M. Metzer, 5715 Sherman avenue, \$4,500.
- West Farm.**
 - Queenie H. Gies to N. Blazer, 3320 Dewey avenue, \$7,500.
 - W. J. Metcalf to Simon Borden, 3553 Dodge street, \$6,000.
- Central.**
 - Creighton university to H. A. Payne, company block, built to Webster streets and Twenty-first to Twenty-second streets, \$40,000.
 - Vincenzo Cantania to Cirino Oddo, undivided one-half 1131-1133 South Ninth street, \$6,000.
 - W. J. Schinarse to W. W. Richelieu, 2609 Cuming street, \$4,100.
- Southside.**
 - W. L. Smith to G. A. Carlson, 435 Pacific street, \$5,200.
 - T. W. Metcalf to G. R. Crocker, 4619 Pacific street, \$5,500.
 - A. P. Braun to H. A. Van Ordel, 5111 East street, \$14,000.
 - Rebecca Furbush to Madeline S. Hill, 5022 Webster street, \$10,000.
 - South Fifty-first street, \$4,500.
 - Edward A. Carlson to E. H. Gerhart, 4815 Cuming street, \$16,000.
 - Julius Slesberg to Nathan Bernstein, 4507 Chicago street, \$12,000.
 - Gladys E. Priest to E. J. Epstein, 5602 Jackson street, \$12,000.
 - Hanna Ter company to E. W. Hason, on Forty-eighth street between Webster street and Leavenworth avenue, \$4,150.
- Northwest.**
 - J. J. McCray to Minnie E. Wright, southwest corner, Forty-fourth avenue and Ohio street, \$4,000.
 - John E. Killage to A. J. Murphy, on Forty-third street between Lake and Ohio streets, \$4,000.
 - Amalia J. Swanson to Oscar Simpson, on Forty-eighth street between Parker and Decatur streets, \$4,100.
 - A. J. Schinarse to Marie Haller, northwest corner Forty-fifth and Grand avenues, \$4,150.
 - Rox Brown to S. O. Bundy, 4299 Maple street, \$4,250.
 - Williams to L. C. Armitage, 2008 Ohio street, \$7,500.
 - E. K. Kutz to D. C. Rossam, 4291 Barker avenue, \$5,000.
 - Edward A. Carlson to Marie Haller, on Thirty-eighth street between Parker and Decatur streets, \$4,750.
- Home Park.**
 - Mary S. DeLong to E. J. Chval, 2611 South Thirtieth street, \$4,000.
- Bankers Building.**
 - Bankers Building to H. E. Wymore, southeast corner Twenty-second and Cuming streets, \$19,000.

Spiders strengthen their webs before the storm; men, after.

Spiders strengthen their webs before the storm; men, after.

Spiders strengthen their webs before the storm; men, after.

Spiders strengthen their webs before the storm; men, after.

Spiders strengthen their webs before the storm; men, after.

Spiders strengthen their webs before the storm; men, after.

Spiders strengthen their webs before the storm; men, after.

Spiders strengthen their webs before the storm; men, after.

Spiders strengthen their webs before the storm; men, after.

Spiders strengthen their webs before the storm; men, after.

Spiders strengthen their webs before the storm; men, after.

Cotter Joins Hamilton's

John A. Cotter, son of the late Thomas Cotter, and formerly with the real estate department of the First Trust company, has become associated with Hamilton & Co., 207 Neville block, Sixteenth and Harney streets.

Mr. Cotter's activities will be devoted to the selling of Omaha city property in which he has specialized. This company is extending their efforts in this direction and his connection is due to the enlargement of their real estate department.

New Committees Appointed for Building Owners

The Building Owners and Managers' association has elected Arthur Loomis and George & Co. as its secretary for 1925, and has approved appointment of the following committees by President M. R. Randall:

- Insurance and Taxation**—E. H. Benner, A. C. Kennedy and Ernest Sweet.
- Publicity**—A. C. Kennedy, E. S. Jewell, P. P. Manchester, Paul Hunsate and Arthur Loomis.
- Legislation and Public Service**—J. W. Haas, F. P. Manchester, Ray Donley and C. B. Moriarty.
- Rental**—Harold Payne and Clay Thomas.
- Advisory**—W. J. Palmer, A. C. Kennedy, H. G. Loomis, John Crawford and E. H. Benner.
- Membership**—Ernest Sweet, Harold Payne and Paul Hunsate.
- Research**—John Crawford and F. H. Grossman.
- Arbitration**—H. G. Loomis, chairman; C. L. West, John Crawford, E. H. Benner and M. E. Randall.
- Traffic Count**—Glad Thomas and B. J. Boucher.
- Finance**—F. H. Grossman, W. J. Palmer and Ray Donley.

Convention—Arthur Loomis, chairman.

The apartment house section of the association has elected as its executive committee W. J. Palmer, Paul Hunsate and Harold Payne. This association devotes itself to the study of apartment house business in Omaha.

New Paper Planned

Beatrice, Neb., Jan. 24.—F. A. Budd, formerly connected with the Eagle at Oketo, Kan., south of here, will soon begin the publication of a weekly paper at Home City, east of Marysville. The Tribune, which was published there for some years, was discontinued a few years ago.

Farm Situation Much Improved, Report Asserts

Activity Apparent Also in Suburban Real Estate, Says Statement.

The fifth semi-annual survey of the real estate market, issued by the National Association of Real Estate Boards, emphasizes that "mortgage money is reported plentiful practically throughout the country."

The report says that the only places where shortage of mortgage money has been found is in a portion of the cities under 25,000 population. Omaha and Nebraska realtors say the national situation applies to Omaha and Nebraska.

Another portion of the report says there is an increasing activity in suburban districts in cities between 100,000 and 250,000 in population. The report points out that people living in cities of this size are exhibiting unusual desire to live in the suburban sections, or in other words, to "get out of town."

This survey reports almost universal improvement in the farm situation, and lays special emphasis on the condition in Nebraska, Kansas, Minnesota and the Dakotas.

The survey, which is a collection of reports from all over the United States, says that "about three-fourths of the reports indicate that a spirit of optimism has asserted itself among the farmers."

"It is probably true that for the first time since 1919 and the first part of 1920, the farmer stands in a position to earn any return on his labor and capital costs and to liquidate any considerable portion of debt under which he has been struggling for the last four years."

"Apparently no 'back to the farm' movement has asserted itself. Although farm lands in a large number of sections undoubtedly offer unusual opportunities for investment, the

speculative element has not yet entered into the market. This is an encouraging aspect to the situation.

UNION OUTFITTING DANCE TUESDAY

The Union Outfitting company, Sixteenth and Jackson streets, is staging its big home outfit dance at the Rose land Gardens, Tuesday evening, January 27.

This dance is held as a celebration for the firm's 35th year in business, and everyone is invited. Tickets may be secured at the store.

The nationally famous Frank Hoek, jr., orchestra has been engaged, as well as Frank Peterson, Kené quartet tenor, who will sing many of his latest hits.

Twenty-five prizes, many of them being gifts of furniture that add so much to the attractiveness of one's home, will be awarded as prizes, while souvenirs will be given to all.

Flower Grower Attends Meet.

J. J. Hess, Omaha flower grower, will leave tonight to attend executive meeting of board of Society of American Florists and Horticulturists, also the meeting for national publicity. On the way home Mr. Hess will attend the National Rose and Carnation society show on February 25 and 26.

Combing Won't Rid Hair of Dandruff

The only sure way to get rid of dandruff is to dissolve it, then you destroy it entirely. To do this, get about four ounces of ordinary liquid arvon; apply it at night when retiring, use enough to moisten the scalp and rub it in gently with the finger tips.

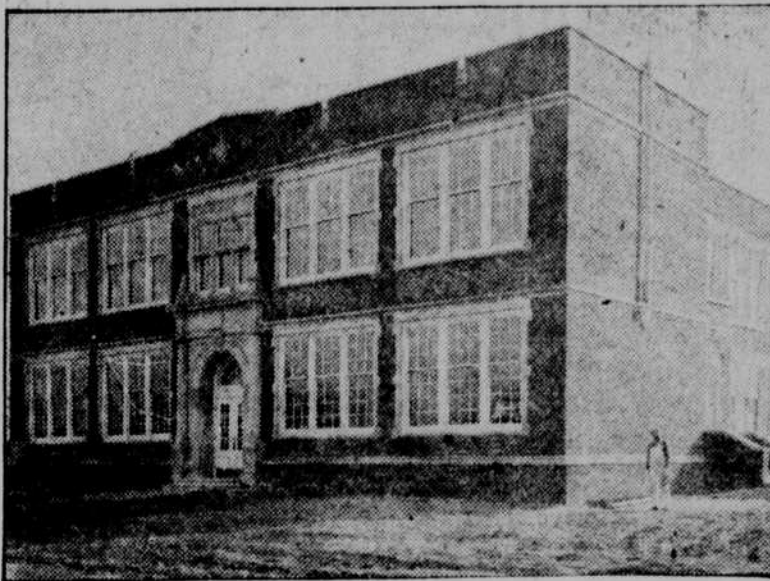
Do this tonight and by morning, most if not all of your dandruff will be gone and two or three more applications will completely dissolve and entirely destroy every single grain and trace of it, no matter how much dandruff you may have.

You will find, too, that all itching, any itching of the scalp will stop at once, and your hair will be fluffy, lustrous, glossy, silky and soft, and look and feel a hundred times better.

You can get liquid arvon at any drug store and it never fails to do the work.

You can get liquid arvon at any drug store and it never fails to do the work.

Buildings Near Elmwood Park Sold



The above new store buildings, Sixtieth and Leavenworth streets opposite Elmwood park have been sold through the Burt C. Fowler, realtors, for \$16,000.

These stores were completed in the early fall and leased November 1 for five years to George T. Kaufman and Morris Frieden for drug and grocery purposes.

Radio Included in Model Apartment

A radio set is now an essential in a model apartment. A large cabinet radio set is part of the equipment of the model apartment which has been furnished by Orchard & Wilhelm in the Austin apartments.

This apartment was furnished on order of the Drake Realty company to show how home-like a four-room apartment may be made if it is decorated properly. The apartment in the Austin consists of living room, bedroom, dining room, small dressing room, kitchen and bath. The dressing room and dining room are decorated artistically in oriental drapes. Over-stuffed furniture features the living room. Here also is found the radio. Seven different models of stand lamps are used in the apartment.

The model apartment is attracting much attention, according to the Drake Realty company.

Merchant Loses Eye as Cap Blows Off Pipe

Special Dispatch to The Omaha Bee.
Beatrice, Neb., Jan. 24.—Glenn Ely, hardware merchant at Oketo, Kan., lost an eye in a hospital here after suffering the loss of an eye. He was assisting a neighbor in starting a car when the cap of the intake pipe blew off, striking him in the eye. It was found necessary to remove the ball. The eyelid was not even scratched by the missile.

Back From New York

La Boschin, returned from a New York buying trip for her shop in the Fontelle, reports interesting styles seen in New York, and dancing places where clever people gather to see and be seen. Skirts just below the knees, pearls in strands, long, short, large and small colored jewels of the semi-precious type. There's a distinction of simplicity in clothes and accessories for the new season.

La Boschin states, and assures Omaha women that the newly arrived stock in her shop is moderately priced.

CHICAGOANS READ OF LEGION MEET

Chicago newspapers gave much space last week to the national American Legion convention to be held in Omaha next October, according to George Carey, who has returned from Chicago where he arranged for publicity.

The various Legion posts of Chicago will fill these special trains for the convention and expect to have the largest delegation in the country. The Ak-Sar-Ben parades, the races, the military parade and the hospitality features of Omaha were given some very good publicity by Chicago papers.

COMMERCIAL CLUB HAS ACTIVE YEAR

Hartington, Neb., Jan. 24.—The report of the annual meeting of the Hartington Commercial club showed the accomplishment of several improvements during the past year, including graveling the streets, marking the highways and aiding high school athletics. The board of directors was elected as follows: Alphonse Lammer, George Peste, Elmer Henry, R. Heady, A. J. Lammer, Anthony Hirschman, S. H. Morten, D. E. Ewing, L. A. Miller and C. A. Walz.

VETERAN JEWELER HAS 59TH BIRTHDAY

Fred Brodegaard, jeweler at Sixteenth and Douglas streets, celebrated his 59th birthday Saturday at his store. The store was kept open until 10:30 p. m., and friends were served ice cream, cakes and candy during the evening.

Mr. Brodegaard was born in Copenhagen, Denmark, and came to America when he was 18 years old. He has been in Omaha 41 years.

Bonds Questioned

Bridgeport, Neb., Jan. 24.—A friendly suit by holders of refunding bonds of the town of Gurneey has been started in the Wyoming courts to determine the legality of the issue of bonds voted and sold some time ago. The city acknowledges its indebtedness, but refuses to pay until the question is settled.

Directors Elected

Ord, Neb., Jan. 24.—The Ord State bank held its annual meeting at the Community Service club rooms in Ord Tuesday. The new directors are A. H. Jackson, F. J. Stars, J. C. Meese, Frank Krahulik, Ben R. Hinkel, George H. Lange and A. J. Auble.

USE SULPHUR IF SKIN BREAKS OUT

Just the moment you apply Mentho-Sulphur to an itching, burning or broken out skin, the itching stops and healing begins. Mentho-Sulphur is a skin specialist. This sulphur preparation, made into a pleasant cold cream, gives such a quick relief, even to fives eczema, that nothing has ever been found to take its place. Because of its germ-destroying properties, it quickly subdues the itching, cools the irritation and heals the eczema right up, leaving a clear, smooth skin in place of ugly eruptions, rash, pimples or roughness.

You do not have to wait for improvement. It quickly shows. You can get a little jar of Rowles Mentho-Sulphur at any drug store.

WOLF COMPANY ACQUIRES LOTS

H. A. Wolf company announces the acquisition of two strategic corners in Dundee—the southwest corner of Forty-ninth and Dodge streets and the northeast corner of Fiftyeth and Dodge streets—from Alfred R. Hansen.

Omaha Girl Returns

Miss Josephine Grace, Omaha girl, who has been making a name for herself in merchandising in New York City, returns to Omaha this week as head of the dress department of Kilpatrick's.

From School Teacher To Great Embrace

A young man who was brought up on a farm in Western Pennsylvania studied diligently and qualified for district school teacher. Further pursuing his studies and teaching, he managed to save up enough money to put him thru medical college. After the Civil War, he began the practice of medicine in the new oil section of Pa., and often rode horse-back thru the woods to reach and relieve those who were seriously ill. He was a student of nature, knew and could easily recognize most of the medicinal plants in the woods.

Later, he moved to Buffalo, N. Y., where he launched his favorite remedies, and, in a short time, they were sold by every druggist in the land. Today, the name of this man, Dr. H. V. Pierce, is known throughout the world. His Golden Medical Discovery is the best known blood medicine and tonic. More than fifty million bottles have been sold in the U. S. If your druggist does not sell the Golden Medical Discovery, in liquid or tablets, you can obtain a trial bottle of the tablets by sending 10c to the Dr. Pierce Clinic, in Buffalo, N. Y.

YOU CAN'T STARVE AND BE STRONG

The old theory of "diet" in treating DIABETES is like expecting an automobile to run without gasoline. My book, "Eat and Get Well," telling how to diet without starving and eat the food you need will be sent free, postpaid to any sufferer of diabetes. Write Mr. Richards, Dept. 77, 220 W. 42d St., New York.

Stops Asthma or You Pay Nothing

Mr. C. A. Myers, whose work has brought her in touch with more asthma sufferers probably than any woman in the world, says she has known the worst chronic cases quickly yield to Leavay's Prescription. She now heartily recommends it to all sufferers. A few testimonials usually stop the choking and soon an sleep like a baby and run up hills without exhaustion. It makes real health possible for those who now suffer. To prove this, C. Leavay, 1635 S. W. Blvd., Rosedale, Kan., will gladly send any sufferer a full bottle—not just a sample—FREE. Use all of it at his home, or mail it to you if you are delighted with your improved condition. Send no money now. If you are not satisfied, you owe nothing or no money. Mr. Myers advises every sufferer to write for the Free Trial. The facts sure you can once for all get rid of your asthma trouble.

Start the Winning Fight Today

Do you get up in the morning, still tired and worn out? Do you suffer from indigestion and gas on your stomach? Do you ache all over, complain of rheumatism?

What you need to pep you up and win back your lost strength and energy is a natural tonic and builder like Tanlac. Millions of men and women have been helped back to health by this marvelous remedy. Our files are filled with enthusiastic letters of thanks.

By the famous Tanlac formula, Tanlac is a compound of roots, barks and herbs gathered from the four corners of the earth. It has a way of getting right down to the seat of trouble without delay. It revitalizes the blood, rejuvenates the stomach, adds pounds of needed weight and brings the flush of health back to faded cheeks.

Don't you let your system run any farther downhill. You, too, can win the hard fight against the sickness that is dragging you down. Start the winning fight today!

TAKE TANLAC VEGETABLE PILLS FOR CONSTIPATION

WE RECOMMEND "PULVERITY" Arkansas Semi-Anthracite. The Smokeless, Sootless Coal Gives More Heat, Requires Less Attention and Holds Fire 36 Hours LUMP, \$13.50 Nebraska Fuel Co. Phone Jackson 0432



Brought Back Old-Time Vigor
"I had lost weight steadily until I was a mere shadow of my former self. Then I turned to Tanlac. It built me up rapidly; put rich blood in my veins and brought back my old-time strength and vigor."
E. Walter Tripp
264 Simpson St.
Atlanta, Ga.

"I WOULD JUST AS SOON BE WITHOUT A NEWSPAPER AS WITHOUT A RADIO SET."

DECIDE NOW to see how well you like radio by buying a small set.

Ask About Crosley at

- BEATON DRUG COMPANY
- PATTON MUSIC COMPANY
- MICKEL MUSIC COMPANY
- UNION OUTFITTING COMPANY
- OAKFORD MUSIC COMPANY

If You Want to Put More Money in a Set, Ask Them About

- 2-Tube Crosley \$18.50
- 3-Tube Crosley \$30.00
- Tryrdyne \$50.00
- Tryrdyne Special \$60.00
- Garod 4-Tube Neutrodyne \$100.00
- Melco Supreme Acmedyne \$100.00
- Freed-Eiseman 5-Tube Neutrodyne \$150.00
- Freed-Eiseman Deluxe \$175.00
- Freed-Eiseman Console \$285.00

Auto Electric Radio Corp.

OMAHA

Beaton Drug Co. Great Offer To Chronic Rheumatic Sufferers

Money Back If Allenrhu Fails to Do You More Good Than Anything You Ever Used

Allenrhu is no laggard; it starts right in at once; it gets into the blood, searches out the poisonous uric acid deposit and in two days starts to drive the concentrated impurities that cause rheumatism, out of the body through the natural channels. It's marvelous how quickly it acts. Blessed relief often comes in two days—even in cases where the suffering has been most painful all traces have disappeared in a few days.

James H. Allen, of 26 Forbes Street, Rochester, N. Y., the discoverer of Allenrhu, desires all sufferers to know that he does not want a cent of anyone's money unless Allenrhu decisively cures this worst of all diseases. With this understanding he has instructed the Beaton Drug Co. and druggists everywhere to guarantee it in every instance.