

174

Jon. Findlay Estate.

$\sqrt{\frac{20}{0}}$

Description of property of
Heirs of
Wm. Finley

Estate of William Finlay.

1. Lot leased by William Finlay ^{and wife} to William Miller by indenture of lease dated August 18th 1836 and recorded in Liber T. K. No 262 folio 329:

Lease 99 years renewable = Annual rent 247 $\frac{26}{100}$.

(Ellen) { " Same conveyed in fee by William Miller and Mary Ann S. Miller ^{to Wm Finlay} by deed of Aug. 18th 1836 and recorded in Liber T. K. No 262 folio 327, - and therein particularly described.

~~Frances Ann. 7 (Ellen Finlay)~~
(Dower)

2. Lot Leased by Sarah Turnbull to William Smith July 31st 1809, recorded in Liber W. G. No 103 folio 193rd Lease 99 years renewable forever. Rent \$ 75 -

" Same conveyed in fee by John Mcerrymen Es. of Sarah Turnbull deceased to Wm Finlay by deed of March 29th 1838, and recorded in Liber T. K. No 277 folio 529th. - and therein particularly described.

(Dower)

3. Lot leased by William Finlay and wife to James Corrie by deed of March 4th 1841, recorded in Liber T. K. No 306 folio 172;

Lease 99 years renewable - Rent \$ 140.

" Same lot conveyed in fee by James Corrie and wife to Wm Finlay by deed of March 4th 1841 recorded in Liber T. K. No 306 folio 170 - and therein particularly described.

(Dower)

4. ~~Lot~~ Leased by William Finlay to John Finlay on the
5 6th of September 1841, recorded in Liber
T. K. No 312 folio 10.

(Ellen) Two lots leased for 99 years renewable —
Rent \$450.

" Same lots conveyed by John Finlay to Wm Finlay
by deed of September 6th 1841; recorded in
Liber T. K. No 312 folio 8 — and therein
particularly described.

5. Lot leased by Wm Finlay to John Finlay October
18th 1845, recorded in Liber A. W. B. No 358
folio 306.

~~6. Lot~~ { Lease 99 years renewable: Rent \$300
" Same lot conveyed by John Finlay to William
Finlay October 18th 1845 in Liber A. W. B. No 358
folio 304; and therein particularly described.

6. Lot leased by George Prestman to Peter Fosterman
by deed of May 1st 1804, recorded in Liber W. G.
No 81. folio 522.

(Ellen) { 99 years renewable: Rent \$14 $\frac{66}{100}$.
" Same lot conveyed in fee by Robert Lennan
to Wm Finlay by deed of November 3^d 1847 and
recorded in Liber A. W. B. No 387 folio 416 L^c;
and therein particularly described.

7. Lot leased by George Prestman to Gerhart Deller on the
28th of April 1808, recorded in Liber W. G. No 97
folio 261.

99 years renewable: Rent \$125.

" Same lot conveyed by Robert Lennan to Wm
Finlay by deed of November 3^d 1847 and recorded
in Liber A. W. B. folio 416 L^c; and therein
particularly described.

8. The one half of a ground rent of \$143.75. The Lot leased by John Finlay and William Finlay to Samuel Thompson on the 11th of April 1836, and recorded in Liber T. K. No 275 folio 497:

The lease for 99 years renewable; half rent payable to Wm Finlay 71.87½.

The same Lot inherited by John Finlay and Wm Finlay as heirs of Hugh Finlay — ~~for whose title~~ see conveyances recorded in Liber T. K. No 326 folio 520

" 275 folio 497
 " W. G. 206 folio 24
 " W. G. 205 folio 145
 " W. G. No 92 folio 184
 " W. G. No. N. folio 52.

1. \$ 247.26 —

2 — 75.00 —

3 — 140.00 —

4 — 450.00 —

5 — 300.00 —

6 — 14.66 —

7 — 125.00 —

8. ~~143.75~~ 71.87½ —

1495.67

71.87½

1423.79½

1423.79½

14.00

1437.79½

5

$$\begin{array}{r}
 6 \overline{) 2372992} \\
 \underline{3955.00} \\
 4121.00 \\
 \underline{166.00} \\
 6 \\
 \underline{9.9600}
 \end{array}$$

$$\begin{array}{r}
 7909.9729 \\
 \underline{7704.33\frac{1}{3}} \\
 205.63 \\
 6 \\
 \underline{12.3378} \\
 12.34\frac{1}{4} \\
 \underline{12.84}
 \end{array}$$

$$\begin{array}{r}
 3955.00 \\
 \underline{3583.33\frac{1}{3}} \\
 371.66\frac{2}{3} \\
 6 \\
 \underline{22.3000} \\
 9.96 \\
 \underline{12.84}
 \end{array}$$

particular

Extract of Assignment
from
Henry Suter Junr
To
Thomas Secombe Junr 1792
on Harrison Street

Sam^r Hinley
Wm^r & Hinley
vs
Sam^r Thompson } Deed dated the 11th of April 1836.
Recorded in Liber D. K. N^o. 375 folio 497.
all that lot piece or parcel of Land
situate and lying in that part of
the City of Baltimore aforesaid called
Harrison March which is distinguished on the
Plat thereof by the N^o. 192. and on the west side of
Harrison Street bending 35 feet front on said Street
and running West the same width to the extent
thereof agreeably to said plat: being the same lot
or parcel of ground which by two several Indentures
one of them bearing date the 3rd day of May 1830. the other
the 14th of July 1830. Recorded in Liber W. G. N^o. 205;
folio 1438. & Liber W. G. N^o. 206. folio 248. was granted
and conveyed by Edwin Ducatel of the Maryland Savings
Institution to Hugh Hinley now Decd. the Brother
of the said ~~Sam^r~~ & Wm^r Hinley.

Henry Suter J^r
vs
Thos. Secombe. } Assignment dated the 11th of May
1842. Whereas by Indenture of Lease
bearing date the 9th of May 1842. and
made between David Steward Trustee of the Estate
Samuel Thompson Decd. & Sarah Lock of the one part
and Henry Suter J^r of the other part: and Recorded in
Liber - it is witnessed that the said David Steward
& Sarah Lock did lease and to farm let into the said Henry
Suter J^r all that lot piece or parcel of ground situate
lying and being in that part of the City of Baltimore called
Harrison March which is designated and distinguished
on the Plat thereof by the N^o. 192. Described as above is
being the same lot of ground which by Indenture dated the
10th of January 1838. Recorded Liber D. K. N^o. 276; folio 301.
was conveyed by way of Mortgage by the within Samuel
Thompson to the said Henry Suter J^r.

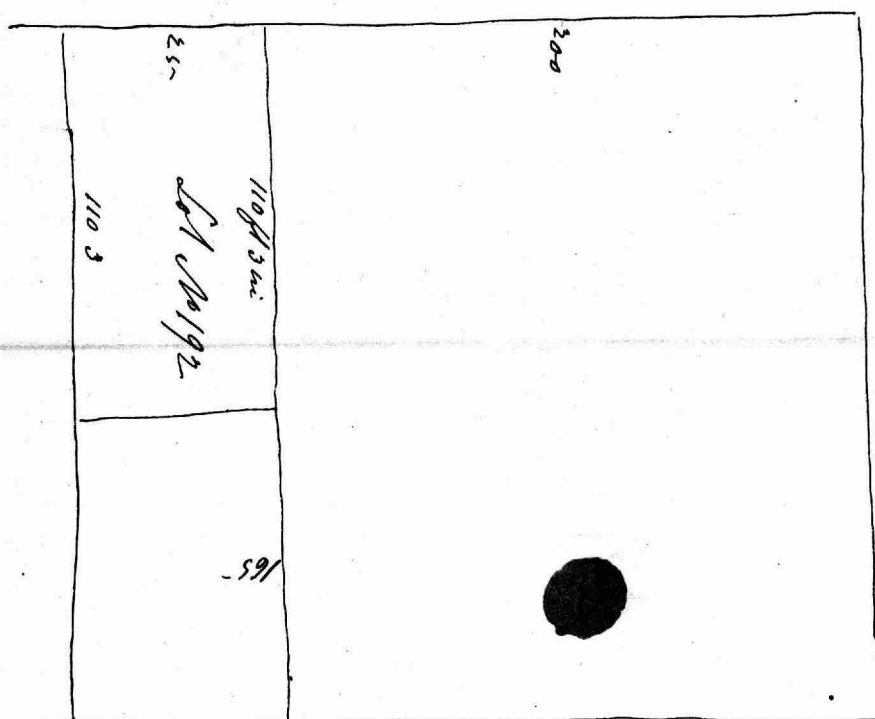
Henry Peter Junr
 To
 Thomas Secombe

Deed of Assignment dated the 11th day of May
 1843 and recorded among the records of
 Baltimore County in Liber T R N 326 folio 520
 All that Lot or parcel of Ground Situate and lying in that part
 of the City of Baltimore Called Hanison's Marsh Which is des-
 -ignated and distinguished on the plat thereof by the Number 192 fronting on the West
 side of Hanison Street twenty five feet and running West to the Extent thereof agreeably to
 said Plat; Subject to the payment of the annual Rent of One hundred and forty three
 Dollars and seventy five Cents

\$ 143.75
 71.87 1/2

The lines of this Lot Established on the appl^o of C Ducatel 6th May 1808
 See City Commissioners Record Book -

Hanison Street



Frederick Street

Being the same Lot or parcel of ground which by two
 several indentures one of them bearing date the 27th of May 1830.
 the other the 14th of July 1830. Recorded in Liber W. B. N^o 305.
 folio 146 B. the other in Liber W. B. N^o 306. folio 248 B was granted and
 conveyed by Edwin Ducatel & the Maryland Savings Institute to
 Hugh Finley now Dec^d the brother of the said J^r & W^m Finley

In the matter of
Frances Ann Finlay
Ellen³ Finlay &
Catherine Finlay

In Battine County
Court.

Application for the partition
of the real estate of William
Finlay deceased.

Notice is hereby given
That by virtue of the commission issued to the undersigned
in this cause, we will proceed on and after the tenth
day of August in the year 1851, to make partition
of the real estate of William Finlay as by said
commission authorized and directed.
July 8th 1851.

We agree that a copy of the above notice (required
by the 14th section of the act of 1820 Ch 191) be set up
at the Court House door, and that A. J. Boulder
Esq. county surveyor, proceed to make the surveys
& plots preparatory to a partition.
July 8th 1851.

James S. Falconer.
William Hayfield
D. B. Ferguson

John Finlay's
Papers

Get from ^{my} Clerk's office
of Lot N^o 114 leased by Harrison to Leach
about the year 1764 -

& the course of that part of the same
Lot assigned by Leach to a ^{Co} ^{of} ^{the} same
B N^o 114 folio 611

Get from the same office the course
of Lot N^o 115. leased by Harrison to
Bott or Mott - about same time
B N^o 115 folio 120

and the course of the part of same lot
last mentioned assigned by Styan to
Conrad Markell - B N^o 116 folio 339

7704 33

7909 96 $\frac{2}{3}$

3954 98 $\frac{1}{3}$

4121 00

3954 98 $\frac{1}{3}$

166 01 $\frac{2}{3}$

6
9.9606

Division of estate of Wm^m Furley.

Total value of estate _____ \$ 23,729.91
 The one half part _____ 11,864.95 $\frac{1}{2}$

Value of Part (A) assigned to Ellen
 Furley _____ 11,865.33 $\frac{2}{3}$

Value of part (B) assigned to Frances
 Ann Furley _____ 11,864.57 $\frac{1}{2}$

Ellen's share exceeds one half by 37 $\frac{1}{2}$ cents; Frances's falls short that much; of course the inequality will be remedied by providing that Ellen shall pay to Frances that amount.

" The dower of Catherine Furley the widow chargeable on the two shares (A & B) would be one third of the whole or \$ 7,910.00

One half of this would be the proportion to be charged on each share _____ 3,955.00

In the division proposed There is allowed to the widow only _____ 7,704.33 $\frac{1}{3}$

There is therefore a deficiency of _____ 205.63

In the proposed division There is charged of the dower —

on Ellen's Furleys part (A)	4,121.00
Excess of her proportion —	166.00
on Frances' part (B)	3,583.33 $\frac{1}{2}$
Less than her proportion —	<u>371.66 $\frac{2}{3}$</u>

To equalize the income of each of the three parties during the life of the widow; the decree would have to provide as follows —

- Frances Ann to pay to Catherine during her life the annual sum of \$22.30 — being 6 per cent interest on the sum of \$371.66 $\frac{2}{3}$ the amount of the dower charged in B less its proportion.
- || Catherine the widow during her life to pay to Ellen the annual sum of \$9.96 — being six per cent interest on \$166.00 the excess of dower charged upon A above its proportion.

To prove the correctness of these estimates — calculate thus.

|| Catherine is entitled ^{for life} to the annual interest on \$7710.00

|| She is entitled only the income on 7704.33 $\frac{1}{2}$

Deficiency ————— 205.66 $\frac{2}{3}$

Ellen & Frances must make up the annual sum. \$ 12.34

Now by the above arrangement

Catherine receives from Frances per an — \$22.30

Catherine pays to Ellen ————— 9.96

Net receipt (being the amount required) \$ 12.34

A. J. Bouldin Esq^r
Baltimore

Balt. Jan 2^d/52

Dear Sir;

I have examined
what you have prepared -
and find it all right (with
one or ^{two} immaterial words
omitted which I have interlined)
- and you can go ahead,

A. J. Boulton Esq. } Yours truly
 Edw. M. Yellott

Sa Coleman Yellott Esq
Monney at Law
Baltimore

Inventory of The Real Estate of Mrs Finlay dec'd

Nos of Lots	Situation	Amount of Ground rent	Valuum Current Money	To Whom allotted		Widow Dower
				A	B	
1	S ^W Side of Front Street	7247.26	4121.00	4121.00		4121.00
2	N ^W Int ^o of Barataria St & College alley	75.00	1250.00		1250.00	1250.00
3	E Side of Hanover St,	140.00	2333.33		2333.33	2333.33
4	N ^W Int ^o of Barataria St & Math Street	3110.00	5000.00		5000.00	
5	E Side of Bay Street	450.00	7500.00	7500.00		
6	N Side of 1 st Street	125.00	2083.33		2083.33	
7	W Side of Cutaw Street	14.66	244.33	244.33		
8	W Side of Harrison Street	70.87	1197.91		1197.91	
		\$2423.79	\$23729.90	\$11865.33	\$11864.57	7704.33
				11864.95	37 1/2 cts	37 1/2 cts 206 63 1/2
				\$11864.95	\$11864.95	7909.97

Recapitulation

Total Amount of Ground rents at 6 per cent \$23729.90

Amount of Ground Rents Given to Divisor A
 Lot, No 5 and seven amounting to the sum of
 Eleven Thousand Eight hundred and fifty
 five dollars and 33 1/3 Cents 11865.33 1/3

Being 37 1/2 Cents more than one Equal half part
 and which amount it is to pay to Divisor B

Total amount of one half of said Estate \$11864.95 3/4

Amount of Ground Rents Given to Divisor B
 amounting to the sum of \$11864.57 1/2 being 37 1/2 Cents
 less than one Equal half part of said Estate and
 which amount it is to receive from Divisor A

Total amount of Estate \$23729.91 1/3

Whose lot apart the following Described parcels of Ground
 as and for the Dower of the Widow viz

Lot No 1 part of the Estate assigned to Divisor A valued at 4121.00

Lots No 2 & 3 Assigned to Divisor B valued Together at the sum 3583.33 1/3

Being 206.63 1/4 less than one Equal third part of said
 Estate but which the Widow agrees to take as and for her Dower

$$\begin{array}{r}
 3 \overline{) 23729.88} \\
 \underline{7909.96} \\
 7948.65 \\
 \underline{7909.96} \\
 38.69
 \end{array}$$

$$\begin{array}{r}
 23729.88 \\
 11864.94 \\
 \hline
 11865.32 \\
 11864.94 \\
 \hline
 38
 \end{array}$$

$$\begin{array}{r}
 7909.86 \\
 3954.98
 \end{array}$$

$$\begin{array}{r}
 4365.32 \\
 3954.98 \\
 \hline
 410.34
 \end{array}$$

$$\begin{array}{r}
 7909.86 \\
 4365.32 \\
 \hline
 644.64
 \end{array}$$

$$\begin{array}{r}
 4365.32 \\
 3954.98 \\
 \hline
 410.34
 \end{array}$$

$$\begin{array}{r}
 41.21 \\
 3954.98 \\
 \hline
 166.02
 \end{array}$$

$$\begin{array}{r}
 41.21 \\
 3954 \\
 \hline
 157
 \end{array}$$

$$\begin{array}{r}
 3954 \\
 166 \\
 \hline
 3788
 \end{array}$$

$$\begin{array}{r}
 1250 \\
 233.3.33 \\
 208.3.32 \\
 244.32 \\
 1197.91
 \end{array}$$

$$\begin{array}{r}
 7108.98 \\
 21 \quad 421
 \end{array}$$

$$\begin{array}{r}
 2333 \\
 2283 \\
 \hline
 4416 \\
 4121
 \end{array}$$

$$\begin{array}{r}
 295 \\
 244 \\
 \hline
 453.9
 \end{array}$$

$$\begin{array}{r}
 7500 \\
 11621 \\
 4121 \\
 1250 \\
 1197.91 \\
 244 \\
 \hline
 681291
 \end{array}$$

$$\begin{array}{r}
 11864 \\
 7500 \\
 \hline
 4364
 \end{array}$$

$$\begin{array}{r}
 11874 \\
 5000 \\
 \hline
 6874
 \end{array}$$

$$\begin{array}{r}
 1250 \\
 2083.32 \\
 1197.91 \\
 \hline
 4531.22
 \end{array}$$

$$\begin{array}{r}
 4365 \\
 4416 \\
 \hline
 57
 \end{array}$$